

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, February 1, 2018 at 5:30 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
Stephen Bennett	Board Supervisor, Assistant Secretary

Also Present Were:

Joe Roethke	Regional District Manager, Rizzetta & Co, Inc.
Clif Fischer	District Manager; Rizzetta & Co, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams (via phone)
Brian Dorry	Clubhouse Manager
Kevin Oliva	Yellowstone Landscape

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

No audience comments.

THIRD ORDER OF BUSINESS

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

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

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for November 2017 & December 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 November 2017 (\$46,448.42) & December 2017 (\$69,158.03) as presented for Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2016 Construction Requisitions:

NUMBER	NAME	DOLLAR AMOUNT
CUS 30	Hardscapes 2, Inc.	\$11,472.74
CUS 31	Hardscapes 2, Inc.	\$107,416.01
CUS 33	RIPA & Associates, LLC	\$89,468.54
CUS 34	RIPA & Associates, LLC	\$472,845.54
CUS 36	Securiteam	\$20,326.60
CUS 37	Florida Natives Nursey, Inc.	\$9,725.00

On a motion by Mr. Bennett, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors ratified 2016 Construction Requisitions #30-31,33-34,36-37 for Long Lake Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Change Order

There were none.

SEVENTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Roethke presented the January 2018 field inspection report along with Yellowstone Response to the Board. Mr. Oliva entertained various questions from the Board, including grass cut-backs for line of sight issues.

1. Consideration of Landscape Proposals

A. Oak Tree Removal and Install Proposal

Mr. Roethke presented a proposal for Oak Tree Removal and Install to the Board. Ms. Valenti recommended updating this proposal to change from a 3" caliper tree to a 2" caliper tree. This revised proposal will be provided at a future meeting.

B. Ornamental Grass Removal and Cypress Tree Install Proposal

Mr. Roethke presented a proposal for Ornamental Grass Removal and Cypress Tree Install to the Board. The Board tabled this proposal until the next meeting.

(Mr. Oliva left at 5:42 p.m.)

EIGHTH ORDER OF BUSINESS

Consideration of Amended Proposal for Fish Stocking

Mr. Roethke presented an amended proposal for Fish Stocking to the Board. The Type of fish stocked will be Gambusia. The Board will start with stocking the big lake and will stock others in the future as needed.

On a motion by Ms. Valenti, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved proposal for Fish Stocking from GHS at a cost of (\$3,714.00) on the big lake for Long Lake Ranch Community Development District.

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94 **NINTH ORDER OF BUSINESS**

**Consideration of Proposals for Stormwater
System Repairs**

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97 Mr. Roethke presented proposals for Stormwater System Repairs to the Board.
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On a motion by Ms. Valenti, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved proposal from Site Masters for Stormwater Systems Repairs at a total cost of (\$6,500.00) for Long Lake Ranch Community Development District.

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100 **TENTH ORDER OF BUSINESS**

**Consideration of Arbitrage Rebate Calculation
Engagement Letter for Series 2015A-1**

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103 Mr. Roethke presented the Arbitrage Rebate Calculation Engagement Letter Series 2015A-1 to the
104 Board.
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On a motion by Mr. Bennett, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors approved the Arbitrage Rebate Calculation Proposal from LLS Tax Solutions at a cost of (\$500.00) annually for Long Lake Ranch Community Development District.

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107 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

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109 A. District Counsel
110 No report.

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112 B. District Engineer
113 Not present.

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115 C. Clubhouse Manager
116 Mr. Dorry presented the Clubhouse Management Report to the Board.
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118 Mr. Dorry updated the Board on several maintenance items, including pickleball courts and
119 tennis court issues.

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121 Ms. Valenti requested that the playground equipment be inspected. Mr. Dorry will contact a
122 vendor to get this done.
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124 Mr. Malcuit requested that a communication regarding not feeding alligators be sent to the
125 residents.
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127 D. District Manager
128 Mr. Roethke stated that the next regular meeting will be on Thursday, March 1, 2018 at 2:00
129 p.m., at the Long Lake Ranch Amenity Center located at 19037 Long Lake Ranch Blvd., Lutz,
130 FL 33558.

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132 Mr. Roethke informed the Board that Clif Fischer will be training as District Manager at Long
133 Lake Ranch and over the next few months will become the main District Management contact
134 for this District.
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136 **TWELFTH ORDER OF BUSINESS**

Audience Comments

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138 A resident asked about cost share of street lights for Sunlake Blvd. and holiday light bidding
139 process.
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141 A resident asked a budget question about miscellaneous contingency.

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143 A resident asked about meeting notices

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145 A resident asked about security at playground after hours.

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147 **THIRTEENTH ORDER OF BUSINESS** **Supervisor Requests**

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149 Ms. Valenti discussed issues with people using amenity areas after hours.

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151 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

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153 Mr. Roethke stated that if there was no further business to come before the Board a motion to adjourn
154 the meeting would be in order.

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On a motion by Mr. Malcuit, seconded by Mr. Bennett, with all in favor, the Board of Supervisors adjourned the meeting at 6:20 p.m. for Long Lake Ranch Community Development District.

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161 Secretary/Assistant Secretary


Chairman/Vice-Chairman