

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, March 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
Lee Thompson Board Supervisor, Assistant Secretary
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)
Edwin Rogers District Engineer, Heidt Design (via Phone)
Lara Barthomew Heidt Design (via phone)
Susan Cali Clubhouse Manager
Tyree Brown Ops Manager, Rizzetta & co, Inc.
Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

Resident John Twomey asked a question about why the district is painting the 2nd amenity center and had a question about amenity management.

THIRD ORDER OF BUSINESS

Consideration of Board Supervisor Resignation Letter

On a motion by Mr. Thompson, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved the resignation letter from Greg Crawford for Long Lake Ranch Community Development District.

52 **FOURTH ORDER OF BUSINESS** **Consideration of Appointment to Vacant Board**
53 **Seat**

54 Betty Valenti resigns seat 5
55

On a motion by Mr. Malcuit, seconded by Mr. Thompson, with all in favor, the Board of Supervisors appointed Betty Valenti to Seat 1 for Long Lake Ranch Community Development District.

56 **FIFTH ORDER OF BUSINESS** **Consideration of Minutes of the Board of**
57 **Supervisors' Regular Meeting held on February**
58 **1, 2018**
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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 February 1, 2018 as presented for Long Lake Ranch Community Development District.

61 **SIXTH ORDER OF BUSINESS** **Consideration of the Operation and**
62 **Maintenance Expenditures for January 2018**
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On a motion by Ms. Valenti, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for January 2018 (\$143,711.87) as presented for Long Lake Ranch Community Development District.

65 **SEVENTH ORDER OF BUSINESS** **Ratification of Series 2016 Construction**
66 **Requisitions:**
67
68

NUMBER	NAME	DOLLAR AMOUNT

80
81 There were no Series 2016 Construction Requisitions
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83 **EIGHTH ORDER OF BUSINESS** **Ratification of Change Order**

84 There were none.
85

86 **NINTH ORDER OF BUSINESS** **Presentation of Field Inspection Report**

87 Mr. Brown presented the February 2018 field inspection report along with Yellowstone Response
88 to the Board.
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93 **1. Consideration of Landscape Proposals**

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95 A. Clubhouse Enhancement

96 Mr. Fischer presented a proposal for entrance enhancement to the Board.

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On a motion by Mr. Malcuit, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the proposal from Yellowstone Landscaping in the amount of \$1,991.11 for Long Lake Ranch Community Development District.

98
99 B. Oak Tree Removal and Install Proposal

100 Mr. Fischer presented a proposal for oak tree removal and install 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 Yellowstone Landscaping in the amount of \$1,202.91 for Long Lake Ranch Community Development District.

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103 C. Ornamental Grass Removal and Cypress Tree Install Proposal

104 Mr. Fischer presented a proposal for ornamental grass removal and cypress tree install to the
105 Board.

106
On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the proposal from Yellowstone Landscaping in the amount of 3,178.75 for Long Lake Ranch Community Development District.

107
108 D. Spring Annual Rotation

109 Mr. Fischer presented a proposal for the 2018 spring annual rotation 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 the proposal from Yellowstone Landscaping in the amount of 5,601.50 for Long Lake Ranch Community Development District.

111 **TENTH ORDER OF BUSINESS**

Consideration of Landscape & Irrigation RFP

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113 Mr. Brown briefed the Board on the process of the RFP.

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115 On a motion by Mr. Bennett, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the scope & evaluation criteria and authorize staff to advertise the RFP for Long Lake Ranch Community Development District.

116 **ELEVENTH ORDER OF BUSINESS**

Consideration of Proposal from Poop 911

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118 Mr. Fischer presented the proposal from Poop 911 to the Board.

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120 On a motion by Mr. Thompson, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors approved proposal from Poop 911 for Long Lake Ranch Community Development District.

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127 **TWELFTH ORDER OF BUSINESS**

Consideration of Duke Energy Street Light Shield

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On a motion by Mr. Malcuit, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the chair to sign for 1895 Nature view Drive for Long Lake Ranch Community Development District.

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132 **THIRTEENTH ORDER OF BUSINESS**

Consideration of Proposal for Painting and Pressure Washing Townhome Amenity Area

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135 Mr. Fischer presented the proposal for painting and pressure washing townhome amenity area to the Board.
136

On a motion by Ms. Valenti, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved the proposal for Pressure washing the townhome amenity area from the Daily Group in the amount of 750.00 for Long Lake Ranch Community Development District.

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138 **FOURTEENTH ORDER OF BUSINESS**

Consideration of Proposal to Paint Townhome Medallions

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141 Mr. Fischer presented the proposal to paint the townhome Medallions to the Board.
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On a motion by Mr. Malcuit, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the purchase of two medallions and paint in the amount of \$1,890.00 for Long Lake Ranch Community Development District.

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144 **FIFTEENTH ORDER OF BUSINESS**

Consideration of Proposal for pressure Washing

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147 Mr. Fischer Presented the proposals for pressure washing the playground, pool deck and stonewall. It was
148 the direction of the Board to rent a pressure washer and have staff perform the work.
149

150 **SIXTEENTH ORDER OF BUSINESS**

Consideration of Amenity Services Contract

151
152 Mr. Fischer Explained to the Board that the District would pay 75% of the contract cost and it will receive
153 25% from the HOA.
154

On a motion by Ms. Valenti, seconded by Mr. Bennett, with three for and Mr. Thompson against, the Board of Supervisors approved the Amenity Services Contract for Long Lake Ranch Community Development District.

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156 **SEVENTEENTH ORDER OF BUSINESS**

Consideration of Legal Services Fee Adjustment

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159 Mr. Fischer presented the Fee increase for legal services from Hopping Green and Sams to the 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 Legal Service fee adjustment from Hopping Green and Sams for Long Lake Ranch Community Development District.

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EIGHTEENTH ORDER OF BUSINESS

Staff Reports

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167 A. District Counsel
168 No report. District Counsel will include a full report of the legislative session when it closes.
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170 B. District Engineer
171 Not Report
172
173 C. Clubhouse Manager
174 No report
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176 D. District Manager
177 Mr. Fischer stated that the next regular meeting will be on Thursday, April 5, 2018 at 5:30
178 p.m., at the Long Lake Ranch Amenity Center located at 19037 Long Lake Ranch Blvd., Lutz,
179 FL 33558.

180
181 There was a request by a resident living at 1740 Fox Grape Loop to remove the fence behind
182 the home as it is not connected to the new fence.
183 District Manager has reached out to Duke Energy to remove the street lights from our Bill and
184 account.
185

NINETEENTH ORDER OF BUSINESS

Audience Comments

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188 A resident discussed that an island on nightshade has dead plants and would like a different
189 assortment of flowers.
190 A resident asked a question about what light type is on nature view.
191 A resident asked a question about how long it takes to paint medallions
192 A resident had a question about storm water repairs.
193 A resident had a question concerning the basketball court.
194 A resident brought up the fact that there was someone bow fishing.
195 A resident brought up that the tube slide is too hot.
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TWENTIETH ORDER OF BUSINESS

Supervisor Requests

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199 There were no supervisor requests.
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TWENTY FIRST ORDER OF BUSINESS

Adjournment

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203 Mr. Fischer stated that if there was no further business to come before the Board a motion to adjourn
204 the meeting would be in order.
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On a motion by Mr. Malcuit, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adjourned the meeting at 4:01 p.m. for Long Lake Ranch Community Development District.

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Secretary/Assistant Secretary


Chairman/Vice-Chairman

LONG LAKE RANCH CDD
EXHIBIT TO 3-1-18 MINUTES:
Trinity Pressure Washing Proposal



SERVICES WE OFFER:

- Home & Business Pressure Washing
- Driveways & Sidewalks
- Gutter Cleaning
- Window & Screen Cleaning
- Dryer Vent Cleaning
- Paver Sealing
- Minor Landscaping, Irrigation, Painting

JOB INVOICE

NAME *Long Lake Ranch*

ADDRESS *19037 Long Lake Ranch Blvd*

ATTENTION

DATE ORDER *Feb 16, 2018*

PHONE NO.

JOB LOCATION *Cutz, Florida*

JOB PHONE DATE

TERMS

DESCRIPTION OF WORK	QTY.	MATERIAL	UNIT	AMOUNT
<i>1) Pressure & Soft Wash Pool Deck & Spot Clean, also clean kids Play Area all 3 & Rocks \$ 900.00</i>				
TOTAL MATERIALS				
MISCELLANEOUS CHARGES				AMOUNT
<i>2) Pressure Washed & Spot Clean Tennis Courts & Basketball Courts \$ 400.00</i>				
TOTAL MISCELLANEOUS				
LABOR	HRS.	RATE	AMOUNT	
<i>1 Pool Deck & Play Area, Rocks</i>				<i>900.00</i>
<i>2 Tennis Courts</i>				<i>400.00</i>
<i>Basketball Courts</i>				
TOTAL LABOR				<i>1300.00</i>

CUSTOMER APPROVAL SIGNATURE _____

AUTHORIZED SIGNATURE _____

TOTAL LABOR	
TOTAL MATERIALS	
TOTAL MISCELLANEOUS	
SUBTOTAL	
TAX	
GRAND TOTAL	<i>1300.00</i>

Thank You For Your Business