

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, October 4, 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
James Koford	Board Supervisor, Vice Chairman
Lee Thompson	Board Supervisor, Assistant Secretary
Stephen Bennett	Board Supervisor, Assistant Secretary
George Smith	Board Supervisor, Assistant Secretary

Also Present Were:

Grant Phillips	District Manager; Rizzetta & Co, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams <i>(Via Phone)</i>
Susan Cali	Clubhouse Manager
Gregg Gruhl	
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

A resident requested the \$25.00 access card fee be waived

On a motion by Mr. Koford, seconded by Mr. Bennett, with all in favor, the Board of Supervisors waived the \$25.00 card access fee for resident Ron Banks for Long Lake Ranch Community Development District.

A resident had a question regarding Bingo night. The Board would like counsel to draft a resolution dealing with residents adhering to the rules.

On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors authorized staff to begin the rule making process for the December meeting and submit ad for Long Lake Ranch Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Regular Meeting held
on September 6, 2018**

On a motion by Mr. Thompson, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved the Regular Minutes of the Board of Supervisors' meeting held on September 6, 2018 as amended for Long Lake Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for August
2018**

On a motion by Mr. Koford, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2018 (\$108,851.61) as presented for Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Field Inspection Report

The Board requested that the annuals replacement be placed on the next agenda for review. Ms. Smith requested a different plant option with perennials.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Proposals

On a motion by Ms. Valenti, seconded by Mr. Koford, with all in favor, the Board of Supervisors approved the landscaping proposals in the amount of \$2,307.53 and \$1,248.75 for Long Lake Ranch Community Development District.

Ms. Valenti and Mr. Green will work on the ginger plants at Beauty Berry median and Serenoa Drive.

SEVENTH ORDER OF BUSINESS

**Acceptance of Modification of
Professional District Services
Agreement**

On a motion by Ms. Valenti seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved the District Services agreement in substantial form subject to counsel review for Long Lake Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of RASI additional
Staffing Contract**

On a motion by Mr. Smith seconded by Mr. Koford, with all in favor, the Board of Supervisors approved the RASI additional staffing contract in substantial form to allow Counsel to review Long Lake Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Painting and
Pressure Washing Proposals**

Ms. Cali presented the pressure washing proposals to the Board and answered questions.

On a motion by Mr. Thompson seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the painting and pressure washing proposals to be paid by reserve fund for Long Lake Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposals for Fence
Repairs**

On a motion by Ms. Valenti seconded by Mr. Koford, with all in favor, the Board of Supervisors approved the Fence repair proposal in an amount not to exceed amount of \$3,600.00 for Long Lake Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Management
Services Cost Share Amendment**

On a motion by Ms. Valenti seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved the cost share agreement in substantial form and coordinate with all parties the final draft for Long Lake Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Discussion Regarding Foxtail Parking

Ms. Valenti discussed the Foxtail parking and answered general questions from the Board. The Board would like to speak with the towing company and would like to use stickers on cars. The board would like to look into using the policy and company of townhomes of Westlake. The Board would like the towing policy on next months agenda.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report

- B. District Engineer
The public facilities report needs to be submitted to Pasco County every 7 years

On a motion by Mr. Koford seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Resolution 2019-01, declaring series 2014A project complete for Long Lake Ranch Community Development District.

On a motion by Ms. Valenti seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved Resolution 2019-02, declaring series 2015A project complete for Long Lake Ranch Community Development District.

On a motion by Ms. Valenti seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Resolution 2019-03, declaring series 2016 project complete for Long Lake Ranch Community Development District.

- C. Clubhouse Manager
Ms. Cali presented the clubhouse Management Report to the Board.

On a motion by Mr. Koford seconded by Mr. Bennett, with all in favor, the Board of Supervisors will allow the HOA to place a little free library at picnic sites locations on CDD property for Long Lake Ranch Community Development District.

On a motion by Ms. Valenti seconded by Mr. Thompson, with all in favor, the Board of Supervisors will allow staff to proceed with signage replacement for Long Lake Ranch Community Development District.

- D. District Manager
Mr. Phillips stated that the next regular meeting will be on Thursday, November 1st, 2018 at 2:00 p.m., at the Long Lake Ranch Amenity Center located at 19037 Long Lake Ranch Blvd., Lutz, FL 33558.
The Board requested a revised meeting schedule at the November meeting with the December meeting beginning the new 5:30 p.m. start time going forward.

FOURTEENTH ORDER OF BUSINESS Audience Comments

There were questions regarding the fence repair proposal item and Ms. Cali addressed and answered general questions.

FIFTEENTH ORDER OF BUSINESS Supervisor Requests

The Board requested that Scott Green and Yellowstone landscaping address the ruts around the lake.
The Board requested an update on the entrance signs/monuments and whether that work was completed.
The Board requested a proposal to install lights at tennis/pickle ball courts.

SIXTEENTH ORDER OF BUSINESS Adjournment

On a motion by Mr. Bennett, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adjourned the meeting at 6:50 p.m. for Long Lake Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice-Chairman