

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 7, 2019 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:

James Koford	Board Supervisor, Chairman
Betty Valenti	Board Supervisor, Vice Chairman
Bill Pellan	Board Supervisor, Assistant Secretary
Andrew Kimpland	Board Supervisor, Assistant Secretary
Stephen Bennett	Board Supervisor, Assistant Secretary

Also Present Were:

Bryan Radcliff	District Manager; Rizzetta & Co, Inc.
Sarah Sandy	District Counsel, Hopping Green & Sams <i>(via phone)</i>
Justin Lawrence	Clubhouse Manager
Lara Bartholomew	District Engineer; Heidt Design <i>(via phone)</i>
Brian Mahar	Yellowstone Landscape
Brett Perez	Yellowstone Landscape
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

A resident commented on music classes for children.

A resident commented on Fitness/ 320 and fitness classes.

A resident commented on the painting at mail pavilion and the stolen plants at Primrose.

A resident commented on solicitor/ Business signs on District Property. They also commented on installing a wind barrier at the pickle ball courts.

A resident commented on the vendor fair.

A resident commented on Budget items.

A resident commented on construction signs on Roseate Drive and about the garbage in the drainage swales.

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THIRD ORDER OF BUSINESS

**Consideration of Minutes of The Board
of Supervisors' Regular Meeting held on
February 7, 2019**

Line 70 needs to be changed from Mr. Bennett to Mr. Kimpland

On a motion by Ms. Valenti, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved the meeting minutes for the Board of Supervisors' regular meeting held on February 7, 2019, as amended for Long Lake Ranch Community Development District.

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FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for January
2019**

On a motion by Mr. Koford seconded by Mr. Kimpland, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for January 2019 (\$104,720.05) for Long Lake Ranch Community Development District.

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FIFTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Radcliff reviewed the field inspection report with the Board. A discussion ensued regarding re-seeding various sod areas and using a different type of weed killer around the children's play areas.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Proposals

Mr. Radcliff presented a landscape proposal to the Board.

On a motion by Mr. Koford seconded by Mr. Kimpland, with all in favor, the Board of Supervisors approved the landscape proposal for top choice in the amount of \$655.00 for Long Lake Ranch Community Development District.

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SEVENTH ORDER OF BUSINESS

**Consideration of Painting/ Pressure
Washing Proposals**

Mr. Radcliff presented several painting and pressure washing proposals to the Board. The Board requested new proposals from Rising Sun Realty and Funez Drywall and Painting with Warranty information and Sherwin Williams listed as the material used.

EIGHTH ORDER OF BUSINESS

Consideration of Fitness Class Proposal

Mr. Radcliff presented a fitness proposal to the Board.

On a motion by Ms. Valenti seconded by Mr. Kimpland, with all in favor, the Board of Supervisors delegated Justin Lawrence authority to approve fitness class dates and times for Long Lake Ranch Community Development District.

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On a motion by Mr. Koford seconded by Mr. Kimpland, with all in favor, the Board of Supervisors approved the fitness class proposal from Fitness 320 and vendor license agreement in substantial form subject to District Counsel revising to limit classes to only Members as defined in the Amenity Facility Policies and receiving a Certificate of Insurance from vendor for Long Lake Ranch Community Development District.

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NINTH ORDER OF BUSINESS

Consideration of Proposals for Electric Work

Mr. Radcliff presented several proposals for electric work to the Board. The Board agreed to table the electrical work proposals pending clarification of proposal.

TENTH ORDER OF BUSINESS

Consideration of Proposals for Dock Painting/ Sealing

On a motion by Mr. Koford seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved the dock painting/sealing proposal from Funez Drywall and Painting pending creation of services agreement including a one (1) year warranty by District Counsel for Long Lake Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposals for Gate/Chain Link Fence Repair

Mr. Radcliff presented several proposals for gate/chain link fence repair.

On a motion by Ms. Valenti seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved the proposal from Mozart Designs for gate/chain link fence repair at a not-to-exceed amount of \$2,150.00 for Long Lake Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Music Program Proposal

Mr. Radcliff presented a proposal for a music program to the Board. The Board requested District Counsel to review this proposal.

THIRTEENTH ORDER OF BUSINESS

Discussion on Towing/Parking Policy

The Board discussed the current towing/parking policy in place for the District. Ms. Valenti provided a similar towing/parking from a different community. The Board requested the HOA submit their views on the current towing/parking policy before proceeding.

FOURTEENTH ORDER OF BUSINESS

Discussion of Workshop for District Staff Member

Mr. Radcliff discussed having a workshop for District staff members. Ms. Valenti suggested having District Counsel, District Engineer, and the Field Services manager in attendance. The

Board instructed District Management to start looking for a suitable time and date for the workshop.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Ms. Bartholomew presented her District Engineer report. Ms. Bartholomew updated the Board on the streetlight issue on Sun lake Blvd. and advised that she is still researching.
- C. Clubhouse Manager
Mr. Lawrence presented the clubhouse Management Report to the Board.
- D. District Manager
Mr. Radcliff stated that the next regular meeting will be on Thursday, April 4th, 2019 at 5:30 p.m., at the Long Lake Ranch Amenity Center located at 19037 Long Lake Ranch Blvd., Lutz, FL 33558.
Mr. Radcliff informed the Board that the annuals that were stolen from Primrose will be replaced shortly.

SIXTEENTH ORDER OF BUSINESS

Audience Comments

A resident commented on the rules sign at foxtail pool.
A resident commented on non-residents using amenities.
A resident commented on cars parking on the street.

(Mr. Koford left the meeting at 3:50 p.m.)

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bennett requested curbs on islands be re-painted with reflective paint.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Bennett, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adjourned the meeting at 3:54 p.m. for Long Lake Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice-Chairman