



Rizzetta & Company

Long Lake Ranch Community Development District

Board of Supervisors' Meeting September 3, 2020

To be conducted by telephonic or video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150 and 20-179 issued by Governor DeSantis, as subsequently extended, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

www.longlakeranchcdd.org

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors	William Pellan Heidi Clawson Andrew Kimpland James Koford John Twomey	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Bryan Radcliff	Rizzetta & Company, Inc.
District Counsel	Sarah Sandy	Hopping Green & Sams, P.A.
District Engineer	Phil Chang	Johnson Engineering

All cellular phones must be placed on mute during conference, except for participating in the meeting discussion.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

August 27, 2020

Board of Supervisors
Long Lake Ranch Community
Development District

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Long Lake Ranch Community Development District will be held on **Thursday, September 3, 2020 at 6:00 PM at the Long Lake Ranch Amenity Center, to be conducted by telephonic or video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, 20-193 issued by Governor DeSantis, as subsequently extended, and pursuant to Section 120.54(5)(b)2., Florida Statutes.** The following is the agenda for this meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Landscaping & Irrigation**
 - i. Presentation of August 2020 Field Inspection Report.....Tab 1
 - B. Aquatic Services**
 - C. District Engineer**
 - D. District Counsel**
 - i. Update on Amenity Management and District Management RFP.....Tab 2
 - E. Clubhouse Manager**
 - i. Presentation of Clubhouse Report.....Tab 3
 - F. District Manager**
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Meeting held on August 6, 2020.....Tab 4**
 - B. Consideration of Minutes of Board of Supervisors' Special Meeting held on August 19, 2020.....Tab 5**
 - C. Consideration of Operations & Maintenance Expenditures for July 2020.....Tab 6**
- 5. BUSINESS ITEMS**
 - A. Consideration of LLS Tax Solutions, Inc. Engagement Letter.....Tab 7**
 - B. Consideration of Securiteam Proposal.....Tab 8**
 - C. Consideration of Proposal for Flagpole Purchase/Installation.....Tab 9**
 - D. Ratification of Romaner Graphics Proposal.....Tab 10**
 - E. Discussion of Lake Treatment Permits.....Tab 11**
 - F. Updated Amended and Restated Rules and Regulations Regarding Recreational Facilities and Parking.....Tab 12**
 - G. Consideration of Pressure Washing Proposals.....Tab 13**
 - H. Consideration of Landscape Lighting Repairs.....USC**
 - I. Consideration of Crosscreek Environmental Proposal for Sidewalk Erosion Repair.....Tab 14**
 - J. Consideration of Egis Insurance Proposal and Invoice.....Tab 15**
 - K. Discussion of Lake Path Drainage Issue.....Tab 16**
 - L. Consideration of Yellowstone Proposal #82788-Foxtail Pool Plant Replacement.....Tab 17**

6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,
Bryan Radcliff
District Manager

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 meeting of the Board of Supervisors of the Long Lake Ranch Community Development District was held on **Thursday, August 6, 2020 at 6:01 p.m.** conducted by telephonic or video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179. Present and constituting a quorum:

Bill Pellan	Board Supervisor; Chair
Heidi Clawson	Board Supervisor; Vice Chair
James Koford	Board Supervisor; Assistant Secretary
Andrew Kimpland	Board Supervisor; Assistant Secretary
John Twomey	Board Supervisor; Assistant Secretary

Also present were:

Bryan Radcliff	District Manager; Rizzetta & Co., Inc.
Lindsay Whelan	District Counsel; Hopping Green & Sams
Justin Lawrence	Clubhouse Manager
Bryan Schaub	Field Services, Rizzetta & Co., Inc.
Brian Mahar	Yellowstone Landscape
Phil Chang	DE, Johnson Engineering
Chuck Burnite	Representative, GHS

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Radcliff called the meeting to order and called the roll, confirming a quorum.

SECOND ORDER OF BUSINESS

Consideration of District-Wide Pressure Washing

The Board reviewed the proposals for District-Wide Pressure Washing. The Board agreed to have a special meeting on August 19, 2020 at 6:00 p.m. to review an updated scope of service.

THIRD ORDER OF BUSINESS

Audience Comments

The Board entertained Resident comments.

FOURTH ORDER OF BUSINESS

**Resident Input Regarding
Amenity Management**

The Board reviewed input from residents regarding Amenity Management. The Board agreed to discuss this matter and review the Amenity Proposals at the Special Meeting on August 19, 2020, at 6:00 p.m.

The board also requested follow-up from District Management on possible reimbursement for an electric pressure washer that was damaged while in use by Rizzetta staff.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Field Services

Mr. Schaub presented the Field Inspection Report to the Board. Mr. Mahar reviewed and responded to the report. The Board requested follow-up from Yellowstone regarding these vehicles parking on grass and sidewalks.

The Board reviewed the Yellowstone Landscape Proposals.

On a motion by Mr. Pellan, seconded by Mr. Koford, with all in favor, the Board approved the Yellowstone Summer-Fall Annuals Proposal for a total of \$3348.00, for the Long Lake Ranch Community Development District.

The Board approved the proposal for Sidewalk Infill pending the District Engineer's review and comments.

On a motion by Mr. Koford, seconded by Mr. Twomey, with all in favor, the Board approved the Yellowstone Proposal for Sidewalk Infill, for a total of \$413.81, pending the District Engineer's review and comments, for the Long Lake Ranch Community Development District.

The Board approved a not-to-exceed amount of \$300.00 to install Bahia at the South End Monument as opposed to Jasmine

On a motion by Mr. Koford, seconded by Mr. Kimpland, with all in favor, the Board approved the Yellowstone Proposal for Bahia at the South End Monument, for a total of \$955.00, for the Long Lake Ranch Community Development District.

B. Aquatic Services

Mr. Burnite presented the Mosquito Fish Numbers to the Board. The Board requested follow-up on Hydrillas at the Main Lake and for an email to be sent to all residents regarding fish stoking and if there are any problems at lakes/ponds in their vicinity.

84 Mr. Radcliff presented the Solitude Fountain Management Report to the
85 Board.

86
87 C. District Engineer
88 Mr. Chang reviewed the TECO Gas Easement with the Board.

89
90 The Board requested the District Manager contact TECO to inform them that
91 the gas line was installed on District property without District permission. The
92 board would like the District Manager to have TECO conduct a survey to
93 determine the correct easement for the line.

94
95 D. District Counsel
96 Ms. Whalen reviewed the recent Executive Order and status of virtual
97 meetings for Community Development Districts, in addition to an update on
98 the Amenity Proposals, which are due August 14, 2020.

99
100 E. Clubhouse Manager
101 Mr. Lawrence presented the Clubhouse Report to the Board. The Board
102 requested District Staff cancel the "Fitness 320" classes immediately, due to
103 Covid-19. The Board also approved a motion to open the restrooms for
104 pickleball players and cancel all parties and reservations for the pavilions
105 until further notice. The Board also requested the Main Pool hours be
106 adjusted to 10:00 a.m. to 7:00 p.m. with a cleaning from Noon to 1:00 p.m.
107 The Foxtail Pool hours will remain the same.

108

On a motion by Mr. Pellan, seconded by Mr. Kimpland, with all in favor, the Board approved the following updates to the facility reopening: open the restrooms for pickleball players; cancel all parties and reservations for the pavilions until further notice; the Main Pool hours adjusted to 10:00 a.m. to 7:00 p.m. with a cleaning from Noon to 1:00 p.m.; and the Foxtail Pool hours remaining the same, for the Long Lake Ranch Community Development District.

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110 F. Mr. Radcliff reminded the Board the next regular meeting is scheduled for
111 Thursday, September 3, 2020 at 6:00 p.m., location to be determined.

112

113 **SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of
Board of Supervisors' meeting
held on July 9, 2020**

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116

117 The Board approved the Minutes from the July 9, 2020 meeting, with a change on
118 line 144, gold to golf.

119

On a motion by Mr. Koford, seconded by Mr. Kimpland, with all in favor, the Board approved the Minutes from the July 9, 2020 meeting, with a change on Line 144, gold to golf, for the Long Lake Ranch Community Development District.

120

121 **SEVENTH ORDER OF BUSINESS** **Consideration of Operations and**
122 **Maintenance Expenditures for**
123 **May 2020**
124

125 Mr. Radcliff presented the O&M Expenditures for June 2020 to the Board. The
126 Board requested follow-up on the Duke Energy bills, that incorrectly included tax, and a
127 breakdown of Amenity Employees current days and hours per week.

128
129 **EIGHTH ORDER OF BUSINESS** **Review of Foxtail Pool Opening**
130

131 The review of the Foxtail Pool Opening was reviewed under the Clubhouse
132 Manager's Report.

133
134 **NINTH ORDER OF BUSINESS** **Consideration of Amenity**
135 **Services Proposal**
136

137 The Board approved Option #1 of the Amenity Services Proposal.
138

On a motion by Mr. Pellan, seconded by Mr. Twomey, with all in favor, the Board approved Option #1 of the Amenity Services Proposal, for a total of \$2339.00, for the Long Lake Ranch Community Development District.

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140 **TENTH ORDER OF BUSINESS** **Consideration of Amenity**
141 **Management Services**
142 **Addendum**
143

144 The Board approved the Amenity Management Services Addendum.
145

On a motion by Mr. Pellan, seconded by Mr. Twomey, with all in favor, the Board approved Option #1 of the Amenity Management Services Addendum, for the Long Lake Ranch Community Development District.

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147 **ELEVENTH ORDER OF BUSINESS** **Reconsideration of Pool**
148 **Proposals**
149

150 The Board reviewed the updated pool proposals. The board approved the proposal
151 from Proteus Pool Service and instructed District Counsel to draft a termination letter to
152 Suncoast Pool Service.
153

On a motion by Mr. Koford, seconded by Mr. Twomey, with all in favor, the Board approved the Proteus Pool Service and instructed District Counsel to draft a termination letter to Suncoast Pool Service and to prepare a form of agreement for pool services with Proteus Pool Service LLC, for the Long Lake Ranch Community Development District.

155 **TWELFTH ORDER OF BUSINESS** **Consideration of Flagpole**
156 **Proposals**
157

158 The Board reviewed the Flagpole Proposals. The Board tabled the proposals
159 pending follow-up on the cost of a handyman doing the install with parts purchased from
160 Amazon.

161
162 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Fence Repair**
163 **Proposals**
164

165 The Board approved a not-to-exceed amount of \$500.00 for the fence repair with the
166 exact same panels and color.

167
168 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Resolution**
169 **2020-03; FY 2020-2021 Meeting**
170 **Schedule**
171

172 The Board adopted Resolution 2020-03; Setting the FY 2020-2021 Meeting
173 Schedule with a change of the starting time to 6:00 p.m.
174

On a motion by Mr. Koford, seconded by Mr. Pellan, with all in favor, the Board Adopted Resolution 2020-03; Setting the FY 2020-2021 Meeting Schedule, with a change to the starting time to 6:00 p.m., for the Long Lake Ranch Community Development District.

175
176 **FIFTEENTH ORDER OF BUSINESS** **Discussion of District Policies**
177

178 The Board agreed to table the discussion of updating the District Policies/Rules of
179 Procedures to the Special Meeting on August 19, 2020 at 6:00 p.m.

180
181 **SIXTEENTH ORDER OF BUSINESS** **Consideration of Resolution**
182 **2020-11; Setting a Public**
183 **Hearing on Amenity Rules**
184

185 The Board tabled this Resolution until the Special Meeting on August 19, 2020 at
186 6:00 p.m.

187
188 **SEVENTEENTH ORDER OF BUSINESS** **Discussion of Landowner**
189 **Election Questions**
190

191 The Board reviewed the Landowner Election information.

192
193 **EIGHTEENTH ORDER OF BUSINESS** **Audience Comments**
194

195 The Board entertained Audience comments.
196
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NINETEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Clawson informed the Board that a Resolution Re-Designating Secretaries was never done at the last meeting after she was appointed as a Secretary. Ms. Clawson requested a Re-Designation of Secretaries at this time. The Board elected to have Bill Pellan as Chair and Heidi Clawson as Vice Chair.

On a motion by Ms. Clawson, seconded by Mr. Twomey, with all in favor, the Board of Supervisors appointed Mr. Pellan as Chairman, for the Long Lake Ranch Community Development District.

On a motion by Mr. Twomey, seconded by Ms. Clawson, with four (4) in favor and one (1) opposed (Mr. Koford), the Board of Supervisors appointed Ms. Clawson as Vice Chair, for the Long Lake Ranch Community Development District.

Ms. Clawson also requested follow-up on damaged monument signs and if the vendor can repair them and requested the garbage can at the Basketball Court be moved to the middle.

Mr. Kimpland requested Board Members be responsible for certain areas/concerns within the District.

Mr. Twomey commented on the Developer of the new construction within the District split the costs of lawn maintenance.

TWENTIETH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Twomey, seconded by Mr. Pellan, with all in favor, the Board of Supervisors adjourned the meeting at 10:18 p.m., for the Long Lake Ranch Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 5

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 special meeting of the Board of Supervisors of the Long Lake Ranch Community Development District was held on **Wednesday, August 19, 2020 at 6:00 p.m.** conducted by telephonic or video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179. Present and constituting a quorum:

Bill Pellan	Board Supervisor; Chair
Heidi Clawson	Board Supervisor; Vice Chair
James Koford	Board Supervisor; Assistant Secretary
Andrew Kimpland	Board Supervisor; Assistant Secretary
John Twomey	Board Supervisor; Assistant Secretary

Also present were:

Bryan Radcliff	District Manager; Rizzetta & Co., Inc.
Sarah Sandy	District Counsel; Hopping Green & Sams
Emma Gregory	Representative; Hopping Green & Sams
Darrin Mossing	Representative; GMS
Jason Greenwood	Representative; GMS
Roy Deary	Representative; Vesta

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Radcliff called the meeting to order and called the roll, confirming a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

There were no comments.

THIRD ORDER OF BUSINESS

**Consideration of Resolution
2020-12; Re- Designating
Officers of the District**

Mr. Radcliff indicated this Resolution would formally recapture the changes the Board made at its last meeting with Mr. Pellan as Chair, Ms. Clawson as Vice Chair, the remaining supervisors as Assistant Secretaries, and Mr. Radcliff as Secretary.

On a motion by Mr. Twomey, seconded by Ms. Clawson, with all in favor, the Board Adopted Resolution 2020-12; Re-Designating Officers of the District, for the Long Lake Ranch Community Development District.

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FOURTH ORDER OF BUSINESS

**Discussion of District
Policies/Rules and Procedure
Changes**

The Board reviewed the current District amenity policies/rules/procedures and suggested the following changes:

Golf Cart/ATV Use: No motorized vehicles on the lake path or any common areas owned by the District.

Fishing: The Board proposed having fishing allowed in the following areas only subject to confirmation with the District Engineer that the Districts permits allow for such:

1. Around the entirety of the Big lake.
2. Ponds directly behind a resident and open only to that resident.
3. Ponds with red on the map, #70, and the gated area of Primrose.

Dog Park: Anyone under 15 years of age must be accompanied by an adult.

Clarify rules to not allow smoking, vaping and drugs.

Reference Pickle Ball Courts any time Tennis Courts are mentioned.

Update rules for pool parties and number of guests, with residents. allowed at the pool.

Incorporation of the current parking and towing policy into the amenity rules.

The Board directed District Counsel to update the rules accordingly, and to work with Ms. Clawson to finalize before bringing back to the Board for review.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution
2020-11; Setting Public Hearing
on Amenity Rules**

The Board set the Public Hearing on the revised amenity rules for October 1, 2020 at 6:00 p.m. at the Long Lake Ranch Amenity Center, located at 19037 Long Lake Ranch Blvd., Lutz FL 33558.

On a motion by Mr. Pellan, seconded by Mr. Twomey, with all in favor, the Board Adopted Resolution 2020-11; Setting Public Hearing on Amenity Rules for October 1, 2020 at 6:00 p.m. at the Long Lake Ranch Amenity Center, located at 19037 Long Lake Ranch Blvd., Lutz FL 33558, for the Long Lake Ranch Community Development District.

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SIXTH ORDER OF BUSINESS **Review of Amenity Services Proposals**

The Board discussed the amenity proposals received and decided to table the review of the Amenity Proposals pending and directed District Counsel to revise the RFP to include services for both District Management and Amenity Management, extending the time to respond for both.

SEVENTH ORDER OF BUSINESS **Consideration of Pressure Washing Proposals**

The Board tabled the Pressure Washing Proposals pending a new scope of services broken down into areas to be maintained by the Clubhouse Manager and areas to be maintained by an outside vendor.

The Board directed Mr. Radcliff to research purchase a new gas pressure washer for the District.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2020-03; FY 2020-2021 Meeting Schedule**

Mr. Radcliff noted that this Resolution was being re-presented to the Board in order to correct the time and certain dates.

On a motion by Ms. Clawson, seconded by Mr. Pellan, with all in favor, the Board Adopted Resolution 2020-03; Setting FY 2020-2021 Meeting Schedule, for the Long Lake Ranch Community Development District.

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NINTH ORDER OF BUSINESS **Consideration of Pool Maintenance Agreement**

The Board approved the Proteus Pool Maintenance Agreement.

On a motion by Mr. Twomey, seconded by Mr. Pellan, with all in favor, the Board Approved the Proteus Pool Maintenance Agreement, for the Long Lake Ranch Community Development District.

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124 **TENTH ORDER OF BUSINESS** **Audience Comments**

125
126 No Audience members commented.

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128 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests**

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130 Mr. Twomey requested Mr. Radcliff follow-up with Fitness-320 to remind the vendor
131 that non-resident users that are not annual passholders are not permitted per
132 the Agreement and commented on sharing the cost of landscaping at
133 Nightshade/Rt. 54.

134
135 Mr. Koford requested follow-up on installing rocks for drainage.

136
137 Ms. Clawson requested follow-up on monument repairs.

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139 **TWELFTH ORDER OF BUSINESS** **Adjournment**

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On a motion by Mr. Twomey, seconded by Mr. Pellan, with all in favor, the Board of Supervisors adjourned the meeting at 8:22 p.m., for the Long Lake Ranch Community Development District.

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Assistant Secretary

Chair / Vice Chair

Tab 6

Long Lake Ranch Community Development District

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

Operations and Maintenance Expenditures July 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2020 through July 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$67,982.14**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Long Lake Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Austin Outdoor, LLC	002896	TM 120380	Monthly Landscape Maintenance 06/20	\$ 13,754.41
Austin Outdoor, LLC	002927	TM 122251	Irrigation Repairs 06/20	\$ 59.15
Austin Outdoor, LLC	002927	TM 130245	Irrigation Inspection Repair 07/20	\$ 274.15
Bright House Networks	002886	065052101061620	Account# 0050650521-01 Clubhouse Internet 06/20	\$ 305.36
Bright House Networks	002919	065052101071620	Account# 0050650521-01 Clubhouse Internet 07/20	\$ 306.46
Bright House Networks	002900	073753101070420	Account# 0050737531-01 Pool Internet, Phone, TV 07/20	\$ 321.96
Clean Sweep Supply Co., Inc.	002887	00209467	Janitorial Supplies 06/20	\$ 263.85
Clean Sweep Supply Co., Inc.	002901	00209753	Janitorial Supplies 06/20	\$ 126.55
Cory Carter	002920	017	Monthly Janitorial Service 07/20	\$ 660.00
County Sanitation	002902	10470893	Monthly Waste Services 07/20	\$ 80.00
Duke Energy	002897	03431 87057 06/20	0000 Sunlake Blvd Lite 06/20	\$ 434.02

Long Lake Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	002921	03431 87057 07/20	0000 Sunlake Blvd Lite 07/20	\$ 434.09
Duke Energy	002911	71571 28505 06/20	0000 Sunlake Blvd-Lighting 06/20	\$ 5,943.40
Duke Energy	002903	Summary Bill 06/20	Summary Bill 06/20	\$ 4,552.42
Florida Department of Revenue	002904	61-8017823328-7 0620	Sales & Use Tax Payable Quarterly	\$ 4.92
GHS Environmental	002898	2020-376	Aquatic Maintenance Phase 1 & 2 06/20	\$ 3,385.00
Grau and Associates	002912	19937	Audit Services FYE 09/30/19	\$ 5,300.00
Grau and Associates	002905	S34741976V11	Audit Services FYE 09/30/19 - Confirmation	\$ 92.00
Harris Romaner Graphics	002909	20054	Repair/Replace Signs 07/20	\$ 580.00
Harris Romaner Graphics	002909	20055	Repair Deck 07/20	\$ 425.00
Heidi Clawson	002910	HC070920	Board of Supervisors Meeting 07/09/20	\$ 200.00
Hopping Green & Sams	002906	115699	General Counsel 05/20	\$ 5,610.50

Long Lake Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
James D. Mancuso dba Plumb Elite	002893	INV0915	Service Call - Plumbing 06/20	\$ 225.00
James Koford	002889	JK061820	Board of Supervisors Meeting 06/18/20	\$ 200.00
James Koford	002913	JK070920	Board of Supervisors Meeting 07/09/20	\$ 200.00
Johnson Engineering, Inc.	002888	10	Engineering Services 05/20	\$ 2,187.50
Kenneth W. Johnson dba PC Consultants	002923	107168	Service Call - IT 07/20	\$ 36.00
Nvirotech Pest Control Services, Inc.	002914	207722	Pest Control Account #10520 06/20	\$ 135.00
Nvirotech Pest Control Services, Inc.	002922	210356	Pest Control Account #10520 07/20	\$ 135.00
Nvirotech Pest Control Services, Inc.	002890	321367	Pest Control Account #8876 06/20	\$ 70.00
Nvirotech Pest Control Services, Inc.	002922	323260	Pest Control Account #8876 07/20	\$ 70.00
Pasco County Utilities Services Branch	002891	13584068	18981 Long Lake Ranch Blvd - Fire Hydrant 05/20	\$ 54.30
Pasco County Utilities Services Branch	002907	13624286	0 Community Center 06/20	\$ 1,116.74

Long Lake Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities Services Branch	002907	13624287	18981 Long Lake Ranch Blvd 06/20	\$ 60.41
Piper Fire Protection, Inc.	002924	67780	Annual Extinguisher Inspection 07/20	\$ 137.35
Rizzetta & Company, Inc.	002894	INV0000050803	District Management Services 07/20	\$ 4,391.67
Rizzetta Amenity Services, Inc.	002895	INV0000000007674	Amenity Management Services 06/20	\$ 3,500.77
Rizzetta Amenity Services, Inc.	002908	INV0000000007706	Amenity Management Services 07/20	\$ 3,870.53
Rizzetta Amenity Services, Inc.	002925	INV0000000007736	Out of Pocket Expense 06/20	\$ 120.43
Rizzetta Amenity Services, Inc.	002925	INV0000000007768	Amenity Management Services 07/20	\$ 3,094.56
Securiteam, Inc.	002916	9321062520	Service Call - IT Issue 06/20	\$ 125.00
Solitude Lake Management, LLC	002926	PI-A00435569	Quarterly Management Service 07/20	\$ 600.00
Tampa Poop 911 LLC	002899	3475376	Pet Waste Station Monthly 06/20	\$ 395.85
Times Publishing Company	002917	0000088489 06/24/20	Account #108665 Legal Advertising 06/20	\$ 335.20

Long Lake Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
US Bank	002918	5781774	Trustee Fees Series 2014 A-1 06/01/20 - 05/31/21	\$ 3,407.59
William A. Pellan	002892	BP061820	Board of Supervisors Meeting 06/18/20	\$ 200.00
William A. Pellan	002915	BP070920	Board of Supervisors Meeting 07/09/20	<u>\$ 200.00</u>
Report Total				<u>\$ 67,982.14</u>