

***LONG LAKE RANCH
COMMUNITY DEVELOPMENT
DISTRICT***

Revised Meeting Package

Regular Meeting

***Thursday
February 3, 2022
6:00 p.m.***

***Location:
Long Lake Ranch Amenity Center
19037 Long Lake Ranch Blvd.
Lutz, FL 33558***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Long Lake Ranch Community Development District

Development Planning and Financing Group

[X] 250 International Parkway, Suite 280
Lake Mary FL 32746
321-263-0132 Ext. 738

Board of Supervisors
Long Lake Ranch Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District is scheduled for **Thursday, February 3, 2022, at 6:00 p.m.** at the **Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The balance of the agenda is routine in nature. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Howard McGaffney

Howard McGaffney
District Manager

Cc: Attorney
Engineer
District Records

District: **LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, February 3, 2022

Time: 6:00 PM

Location: Long Lake Ranch Amenity
Center, 19037 Long Lake Ranch
Blvd., Lutz, FL 33558

Dial-in Number: (605) 468-8710

Guest Access Code: 5021744

Revised Agenda

I. Call to Order/Roll Call

II. Audience Comments – (limited to 3 minutes per individual for agenda items)

III. Closed Session – CONFIDENTIAL AND EXEMPT SECURITY SESSION; PER 119.071(3)(a) AND 281.301, FLORIDA STATUTES, THIS SESSION IS CLOSED TO THE PUBLIC – 7:00 PM

IV. Staff Reports

A. Landscaping & Irrigation

- | | |
|--|-----------|
| 1. Presentation of Field Inspection Report | Exhibit 1 |
| 2. Consideration of Fence Line Cutback Proposals | Exhibit 2 |
| a. Clear Cut - \$5,976.00 | |
| b. Florida Field Services - \$4,900.00 | |
| c. Redtree - \$11,450.00 | |
| 3. Discussion of Utility Building Conceptual Plans | Exhibit 3 |
| 4. RedTree Landscape Report | Exhibit 4 |
| 5. RedTree Proposals (if any) | Exhibit 5 |
| a. Revised Peppergrass Monument Enhancement - \$540.00 | |
| b. Revised Primrose Monument Enhancement - \$540.00 | |

B. Aquatic Services

- | | |
|--|-----------|
| 1. Presentation of Aquatics Treatment Report | Exhibit 6 |
|--|-----------|

C. District Engineer

D. District Counsel

IV. Staff Reports – continued

E. Clubhouse Manager

- | | |
|--|------------|
| 1. Presentation of Clubhouse Manager Report | Exhibit 7 |
| 2. Consideration of Vesta Champion Proposal | Exhibit 8 |
| 3. Consideration of Lawson Courts Tennis Courts Resurfacing Proposal - \$14,500.00 | Exhibit 9 |
| 4. Consideration of Top Choice Paver Sealing Proposal - \$3,175.00 | Exhibit 10 |

F. District Manager

V. Business Administration

- | | |
|---|------------|
| A. Consideration of Minutes of the Board of Supervisors' Meetings Held on January 6, 2022 | Exhibit 11 |
| B. Consideration of Operation and Maintenance Expenditures for December 2021 | Exhibit 12 |

VI. Business Items

- | | |
|---|------------|
| A. Discussion of Amenity Policies | Exhibit 13 |
| B. Consideration & Adoption of Resolution 2022-04 , Redesignating Officers | Exhibit 14 |
| C. Consideration & Adoption of Resolution 2022-05 , Designating Registered Agent | Exhibit 15 |

VII. Consent Agenda

- | | |
|---|------------|
| A. Ratification of Temporary Access Agreement for Replacement of Propane Gas Tank – 1619 Feather Grass Loop | Exhibit 16 |
|---|------------|

VIII. Supervisors Requests

IX. Audience Comments – New Business

X. Adjournment

EXHIBIT 01

Who: Brent Henman – Field Operations Manager

What: Field Operations Report

When: 02-03-22

Budget Impact: N/A

Decision: N/A

Long Lake Ranch

**Field Inspection Report January 2022
DPFG Management & Consulting**

B. Henman 1-27-22

Action Items

Long Lake Ranch

- Wooden bridge along Big Lake, pressure cleaning completed. Maintenance is replacing boards. Sealing/staining will be scheduled when board replacement is completed
- Installation of additional speed limit signs scheduled by Pasco County. Awaiting service.
- Utility building proposals completed. Additional site plan for secondary location added to agenda for consideration.
- Fence line cutback proposals received.
- Landscaping proposals for Foxtail entrances from Redtree received.
- Artist rendering for updated landscaping at main entrances requested from Redtree.
- New/updated proposals requested for tennis court resurfacing.

Action Items

Long Lake Ranch

- Traffic circles at either end of amenity center, requested proposals to pressure clean and seal pavers. Possibly color renewal or stain.
- Proposal to replace rocks in playground with larger rocks, we recommend removing rocks and putting cement under bicycle park rack instead.
- Sod scheduled to be added under the book nook at playground.
- Proposals requested to count ground box covers and replace broken lids.
- Fence repair proposals received.
- Additional concrete removal proposals requested.
- Holiday lighting was removed and materials stored in the Foxtail storage.

Well Pumps – 3 in total



Entrances to Big Lake walk path – 3 in total



Sunlake Blvd. – center median & monument where sod was installed



Long Lake Ranch Blvd. center medians – stone vs. no stone areas



Areas where Redtree has removed over growth and mulch piles



Serenoa Entrance current landscaping conditions



SR 54 monument and medians / mulch improvement areas



Ponds



Primerose fence line requiring cutbacks



Pond banks behind Fox Grape Loop



Resident added pool & changed the elevation of CDD property



19636 LLR Blvd

Primerose Estates behind homes and ponds



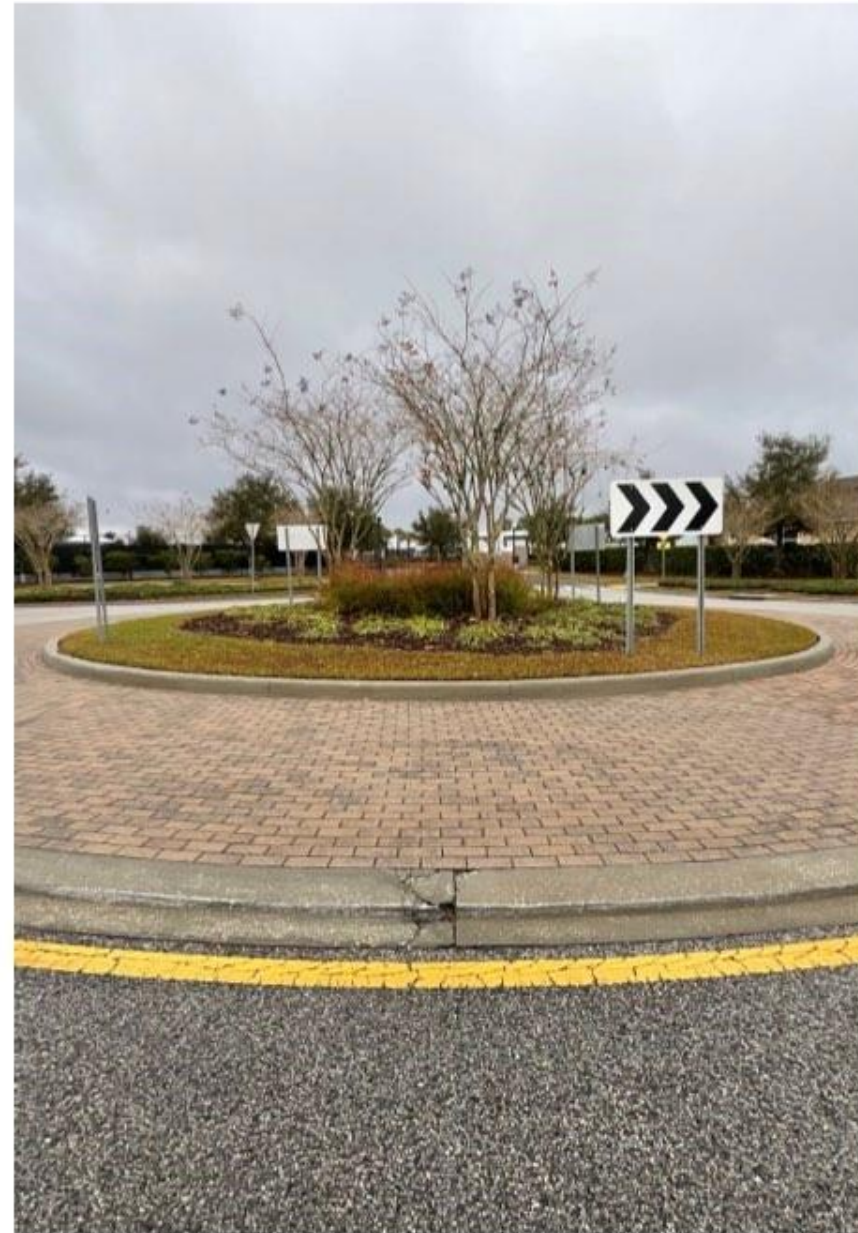
Serenoa Loop

**Dead and missing
trees along Serenoa
entrance**



Traffic circle

**Pavers current
condition photos**



Annuals

**Cold weather has
been affecting the
new annuals**





End of Report

EXHIBIT 02

Who: Brent Henman – Field Operations Manager

What: Fence Line Cutback Proposals

When: 02-03-22

Budget Impact: TBD

Decision: Board to approve one of three options for fence line cutback, Clear Cut in the amount of \$5,976.00, Florida Field Services in the amount of \$4,900.00, or Redtree in the amount of \$11,450.00.

Clear Cut Heavy Brush Mulching

2105 North Jamaica Street
Tampa, Florida 33607
8136832988
clearcutmulching@gmail.com | www.heavybrushmulching.com



RECIPIENT:

Long Lake Ranch CDD

250 International Parkway
Suite #208
Lake Mary, FL 32746

Phone: +14076830480

SERVICE ADDRESS:

250 International Parkway
Suite #208
Lake Mary, FL 32746

Estimate #114

Sent on Dec 08, 2021

Total **\$5,976.00**

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Forestry Mulching	- 1992 linear feet - Mulch all vegetation 10-15 feet away from chain-link fence.	1992	\$3.00	\$5,976.00

Total **\$5,976.00**

Thank you for your consideration and we look forward to completing this project beyond your expectations! Please note this quote is valid for the next 30 days.

Signature: _____ Date: _____

ESTIMATE



FROM

Florida Field Services Group LLC
5664 W Tice Ct
Homosassa, FL, 34446
(352)-515-7300

BILL TO

Long Lake Ranch CDD
c/o DPFG Management &
Consulting
3250 International Parkway,
Suite 208
Lake Mary, FL 32746

ESTIMATE

420

ESTIMATE DATE

01/25/2022

DESCRIPTION

Proposal to provide heavy brush clearing along perimeter fence line belonging to the CDD in Primrose Estates.

We will:

- clear a path approximately 6 feet on both sides of the fence, removing all brush and trees that are near or that are encroaching upon the chain link fence.

- We will clean and remove all debris ensuring not to damage the fence or any property

Linear Footage is: 2,000 Ft -\$2.50 per foot

AMOUNT

4,900.00

TOTAL

\$4,900.00 USD

TERMS & CONDITIONS

50% deposit required to schedule the work and 50% due upon completion

Please make all payments to:

Florida Field Services Group LLC
5664 West Tice Court
Homosassa, FL 34446

Thank you for allowing us the opportunity to serve you.



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

Roseate Drive: FENCELINE CUTBACK PROPOSAL
FOR
Long Lake Ranch CDD

Attention: Mr. Brent Henman – Field Operations Manager

November 14, 2021

Target Area (Blue Line)



Scope of Work

- Cut-down / trimming of all vegetation from turf mowing line to chain link fence.
- Cut-down of existing vegetation (2) feet down from top of fence and (4) feet behind fence.
- Large debris that is able to be lifted over and removed will be removed from site, but debris will also remain behind fence that is not able to be reached by operators.
- Note that no access is granted or will occur to back side of fence.

Initial Clean-Up Cost: \$11,450.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist
peteluke@redtreelandscape.systems / Cell phone: (727) 919-3915

EXHIBIT 03

Who: Brent Henman – Field Operations Manager

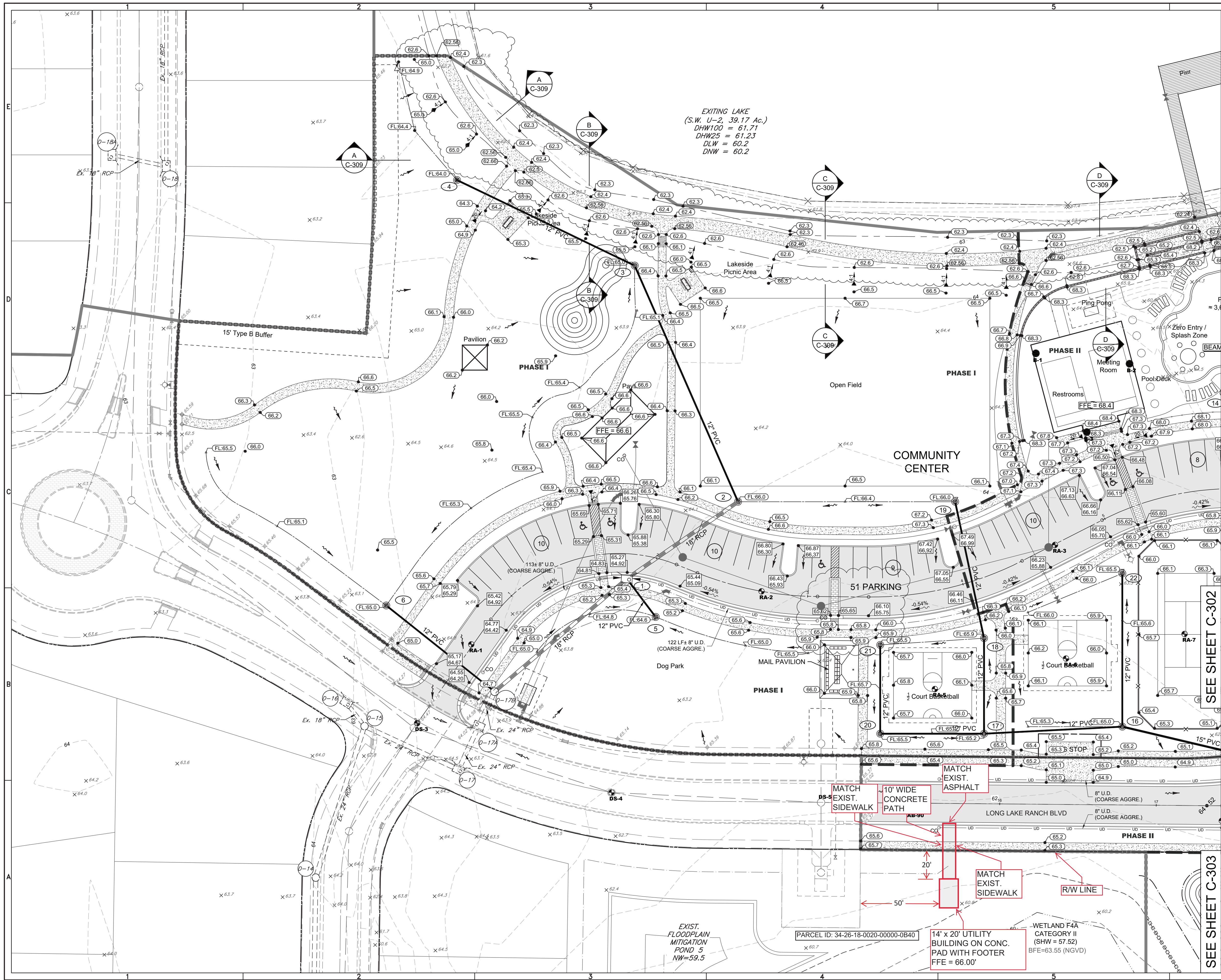
What: Utility Building Conceptual Plans

When: 02-03-22

Budget Impact: N/A

Decision: N/A

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.



ELEVATIONS BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929
CONVERSION: NGVD 29 TO NAVD 88 = -0.83'
Entire project lies within Flood Zone "A" & "X" as shown on FEMA F.I.R.M.
Community Panel No. 120230 0400 D & 0425 E dated September 30, 1992.
Base Flood Elevation Varies: Elev. 60.15' to Elev. 63.55' (NGVD 29)

GENERAL LEGEND

STAKED EROSION CONTROL (REPRESENTS THE LIMITS OF CLEARING & FILLING AND SWFWMD PROJECT LIMITS = 16.67 Ac.)

PARCEL BOUNDARY LINE

RIGHT-OF-WAY LINE

PHASE LINE

FEMA FLOOD ZONE LINE

100-YR FLOOD LINE PER ANCLOTE OVERALL FLOOD STUDY

WETLAND LINE

WETLAND CONS. AREA SETBACK / LANDWARD EXTENT OF UPLAND BUFFER

20' PEDESTRIAN CORRIDOR AROUND EXIST. LAKE

DRAINAGE LEGEND

EXISTING PROPOSED

STORM DRAINAGE STRUCTURE

STRUCTURE NO.

SPOT ELEVATION GROUND

SPOT ELEVATION PAVEMENT

ROADWAY PROFILE ELEVATION

CONTOUR

FINISH FLOOR ELEVATION

DIRECTION OF SURFACE FLOW

SECTION ID

DRAINAGE SECTION LOCATION

SHEET NO.

Paving, Grading, and Drainage Construction Notes:

- It is Long Lake Ranch CDD's responsibility to inspect and maintain the Storm Water Management System on a regular basis.
- All first floor elevations (FF) shall be a minimum of 1' above the base flood elevation or as required by the LDC Section 1104 and 1105 above the highest crown line of the street lying between the projection of the side building lines (LDC 902.9 K).
- As applicable, Long Lake Ranch, LLC will provide copies of the required permits from the respective governing agencies, prior to issuance of the SDP.
- All roadway and paving construction shall be in accordance with the latest revision of the Florida Department of Transportation's Standard Specifications for Road and Bridge Construction and Pasco County Land Development Code.
- The contractor shall grade the site to the elevations indicated on the plans and shall regrade washouts where they occur after every rainfall until a grass stand is well established.
- Traffic control on all state, county and local rights of way shall meet the requirement of the Manual of Uniform Traffic Control Devices (US DOT / FHWA) and the requirements of the state and any local agency having jurisdiction.
- All paved areas shall be constructed in accordance with the typical paving sections as indicated.
- Where new pavement meets the existing pavement, the contractors shall saw-cut the existing pavement for a smooth and straight joint and match the existing pavement elevations with the proposed pavement.
- Contractor shall be responsible for field verifying the size and location of all existing utilities and related construction prior to commencement of work, all utilities to be abandoned or unknown utilities encountered to be verified by owner prior to removal.
- Open road cuts are prohibited.
- Soil shall be placed at the back of all cuts, where pavement abuts soil, in swales, and within detention areas in accordance with typical pond sections.
- All drainage pipe shall be wrapped in accordance with FDOT Index 280.
- Paver blocks in travelways or walkways shall conform to FDOT Index.
- Upon completion of the land development construction, a professional engineer shall provide a certification to Pasco County that the project, including each pad area, complies with the recommendations of the geotechnical/geological engineering report.
- Should any noticeable soil slumping or sinkhole formation become evident, the applicant/developer shall immediately notify the County, Tampa Bay Water (TBW), and SWFWMD, and adopt one or more of the following procedures as determined to be appropriate by the County AND SWFWMD:
 - If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
 - Take immediate measures to ensure no surface water drains into the affected areas.
 - Visually inspect the affected area.
 - Excavate and backfill or grout as required to fill the affected area and prevent further subsidence.
 - Use soil reinforcement materials in the backfilling operation, when appropriate.
 - If the affected area is in the vicinity of a water-retention area, maintain a minimum distance of two feet from the bottom of the retention pond to the surface of the time-rock or least connection.
 - If the affected area is in the vicinity of a water-retention area and the above methods do not stabilize the collapse, relocate the retention area.
 - Discharge of storm-water into depressions with direct or demonstrated hydrologic connection to the Floridan Aquifer shall be prohibited.
 - County will not be responsible for the maintenance of underdrains. It will be the CDD's responsibility to maintain the underdrains.

HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture
5806-B Breckenridge Pkwy.
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com

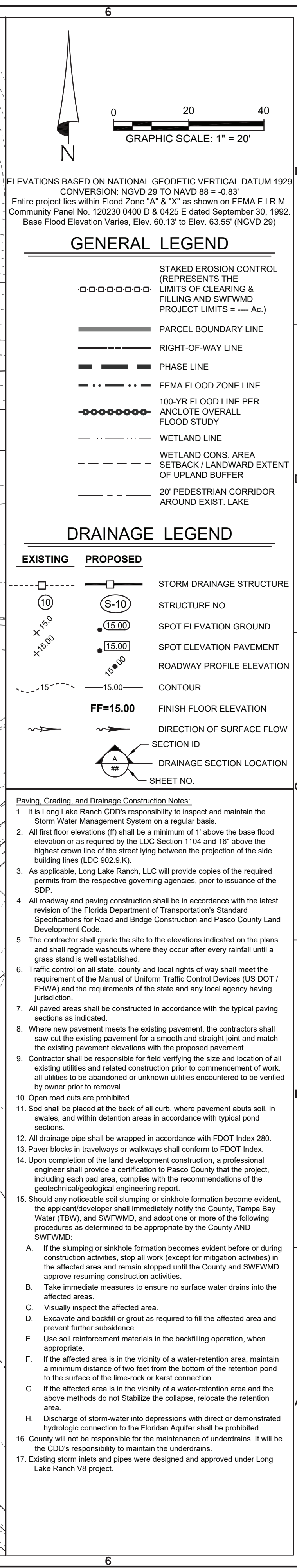
LONG LAKE RANCH COMMUNITY CENTER
GRADING & DRAINAGE PLAN
LONG LAKE RANCH, LLC

PREPARED FOR: LONG LAKE RANCH, LLC

NO.	DATE	DESCRIPTION
1	06/03/2013	Review Submittal
2	07/25/2013	Review/Added Notes, Borrowings
4	10/09/2013	Revised LIR BLVD Grading
7	07/21/2014	Added Crosswalk
10	10/08/2014	Revised sidewalk & grading

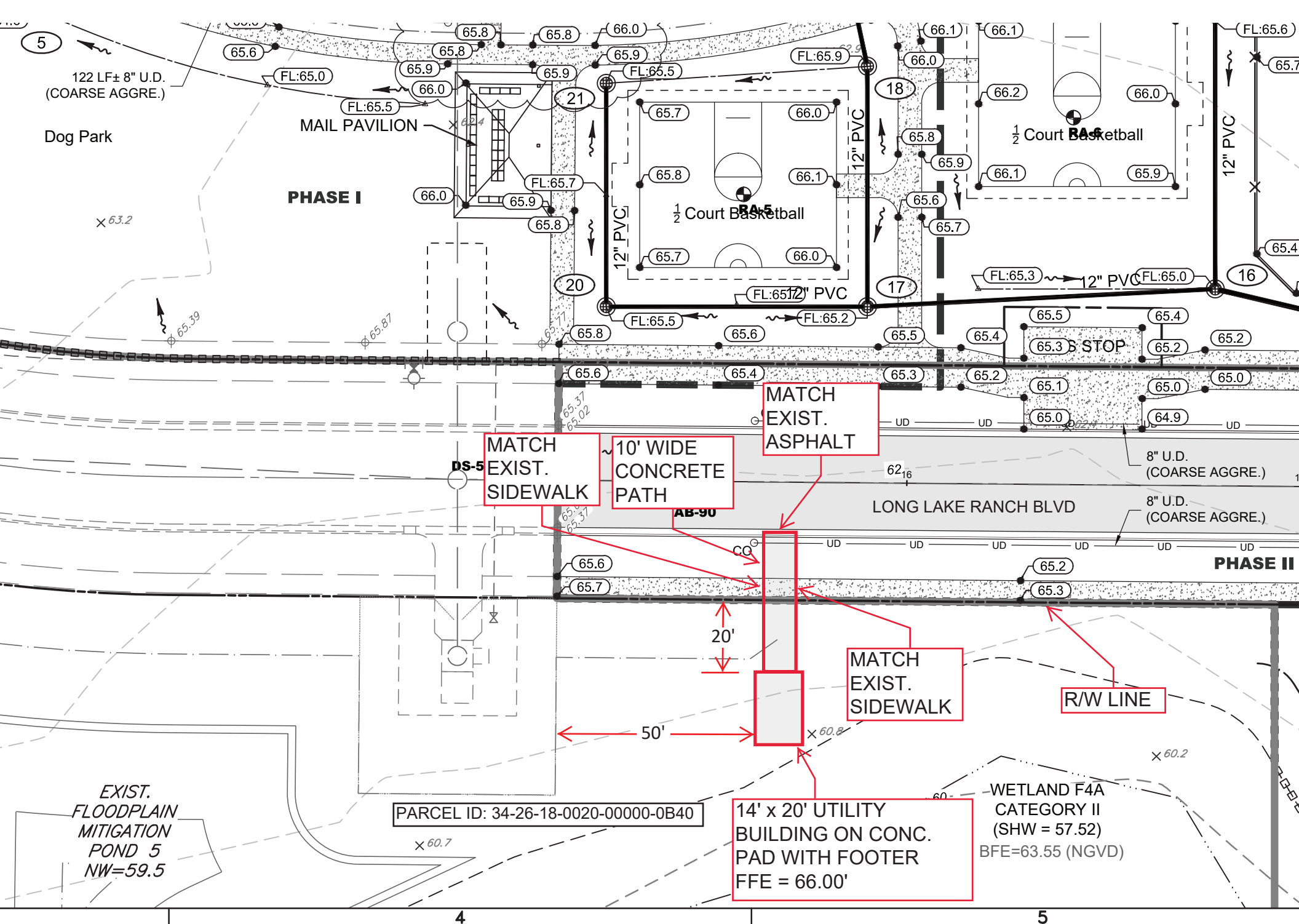
PROJECT NO: LLR-LL-1108
FILE: GD01
DESIGN BY: TUCKER
DRAWN BY: DMTRYCK
FLORIDA PROFESSIONAL ENGINEER
EDWIN J. ROGERS
DATE: _____
REGISTRATION NO. 50082
C-301

LONG LAKE RANCH/LLR-COMMUNITY-CENTER/WORKING FILES/CURRENT DRAWINGS/CPG001 DWG-C-301 2014/10/07 3:58 PM DOUG SPRIGGS

[illegible]

© COPYRIGHT 2017, JEDD DESIGN, LLC. ALL RIGHTS RESERVED. NO DOCUMENTATION INCLUDING BUT NOT LIMITED TO DRAWINGS OR EXHIBITS MAY BE COPIED, REPRODUCED, OR DISTRIBUTED UNLESS SPECIFIC WRITTEN PERMISSION IS OBTAINED FROM JEDD DESIGN, LLC. THIS DOCUMENT IS THE PROPERTY OF JEDD DESIGN, LLC AND IS TO REMAIN THE PROPERTY OF JEDD DESIGN, LLC. IT IS TO BE KEPT IN A SAFE PLACE AND NOT TO BE LOANED, REPRODUCED, COPIED, OR OTHERWISE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF JEDD DESIGN, LLC. IF YOU ARE AN EMPLOYEE OF A FIRM OR ORGANIZATION, YOUR SIGNATURE ON THESE DOCUMENTS REPRESENTS YOUR FIRM'S AGREEMENT TO THE TERMS OF THIS AGREEMENT. IF YOU ARE AN INDIVIDUAL, YOUR SIGNATURE ON THESE DOCUMENTS REPRESENTS YOUR OWN PERSONAL AGREEMENT TO REFRAIN FROM USING THIS DOCUMENTATION IN COMPLIANCE WITH F.S. CHAPTER 119.

R\LONG LAKE RANCH\LIV\8-AWENTY\CENTERWORKING FILES\CURRENT DRAWINGS\CPGD DWG-C-300 20140710 10:03 AM BOYAN PARGOV



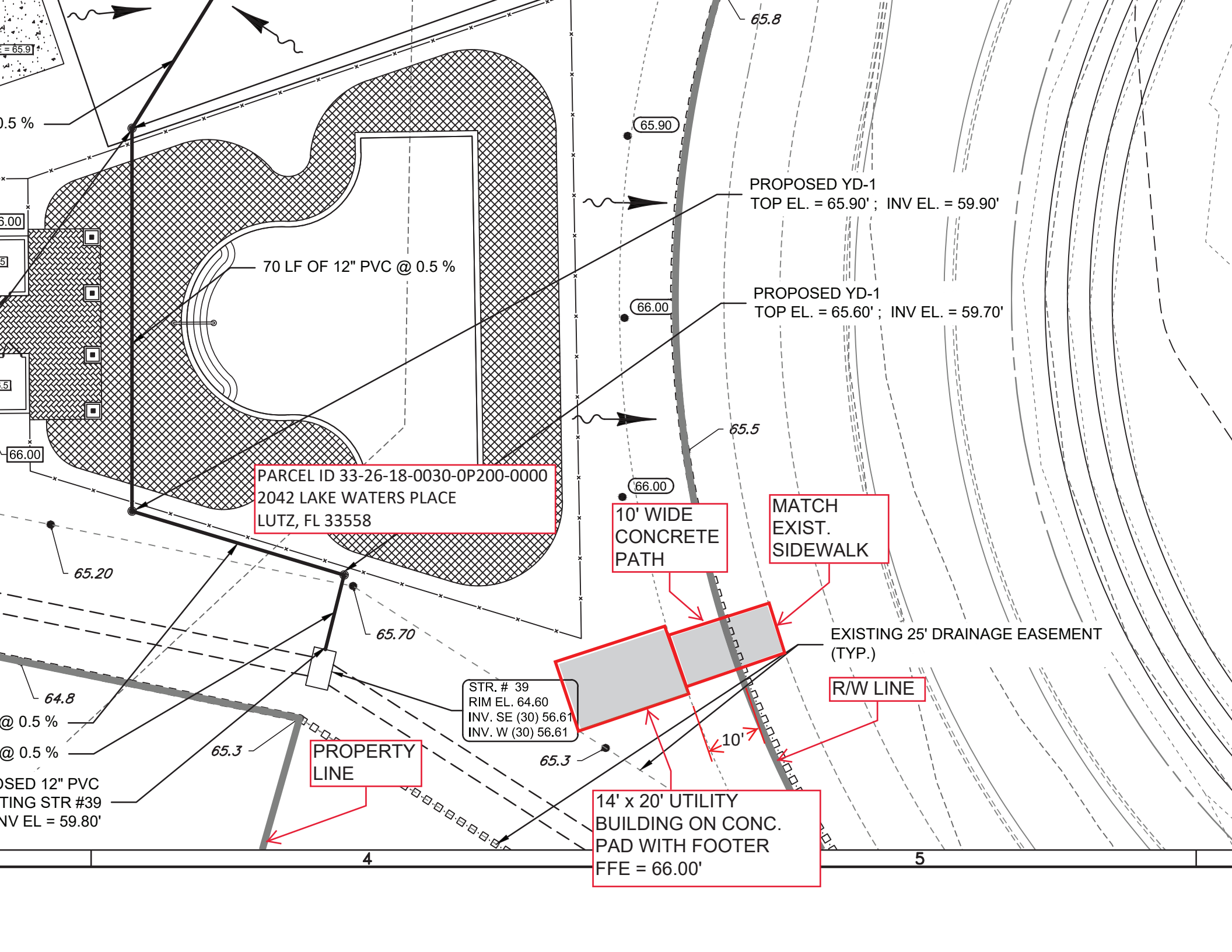


EXHIBIT 04

Who: Red Tree Landscape

What: Landscape Report

When: 02-03-22

Budget Impact: N/A

Decision: N/A



Monthly Contractor Report January 2022		Project Name: Long Lake Ranch CDD	
GROUPS MAINTENANCE / DETAIL		Includes Mowing, Trimming, Edging and Cleanup	
<ul style="list-style-type: none"> Mowing, trimming, edging, pruning of shrubs, and weed pulling / spraying was performed on January 3rd. Additional visits on the 14th, the 20th and 26th for mulch removal were performed. 			
IRRIGATION			
<ul style="list-style-type: none"> Installed new drip line for the newly installed Podocarpus by park along the fence. Irrigation on Island with car damage was repaired and entire zone checked. All annual zones on property checked and bad maxi jet nozzles replaced. Slit in poly line on Primrose Island repaired. All drip zones checked, and repairs made as needed. (2) ACC controllers checked for fault codes and diagnosed and repaired as needed. Rain sensors checked - all functioning. 			
PEST CONTROL / FERTILIZATION			
<ul style="list-style-type: none"> No pest control /fertilization activity to report. 			
LANDSCAPE ENHANCEMENT			
<ul style="list-style-type: none"> Podocarpus installed by the park along the fence. 			
EXTRA WORK PERFORMED			
Task and Location		<ul style="list-style-type: none"> 	
<ul style="list-style-type: none"> Island that car damaged repaired. Revised proposals for Peppergrass & Primrose monuments were submitted for approval. Revised proposal for pool deck enhancement was submitted for approval. 			
EXTRA WORK RECOMMENDED			
<ul style="list-style-type: none"> 			

EXHIBIT 05

Who: Red Tree

What: Landscape Proposals

When: 02-03-22

Budget Impact: TBD

Decision: Board to approve the following landscape proposals:

1. Revised Peppergrass Monument Enhancement -
\$540.00
2. Revised Primrose Monument Enhancement -
\$540.00



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Revised Landscape Enhancement Proposal
FOR
Long Lake Ranch CDD

Attention: Mr. Brent Henman

January 16, 2022

Scope of Work

Landscape Enhancement - Peppergrass Monument



- Install (30) 3-gallon Dwarf Firebush.
- Includes all labor and materials.

PRICE: \$540.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Robert Johnson - Client Care Specialist
rjohnson@redtreelandscape.com / Cell phone: (727) 267-2059



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Revised Landscape Enhancement Proposal
FOR
Long Lake Ranch CDD

Attention: Mr. Brent Henman

January 16, 2022

Scope of Work

Landscape Enhancement - Primrose Monument



- Install (30) 3-gallon Dwarf Firebush.
- Includes all labor and materials.

PRICE: \$540.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Robert Johnson - Client Care Specialist
rjohnson@redtreelandscape.com / Cell phone: (727) 267-2059

EXHIBIT 06


Who: Chuck Burnite – GHS Environmental

What: Aquatics Treatment Report

When: 02-03-22

Budget Impact: N/A

Decision: N/A



GHS Environmental

PO Box 55802

St. Petersburg, FL 33732-5802

727-432-2820

Project: Long Lake Ranch

No. of Ponds: 26 (See Map On File)

Actions Required At Time of Inspection

G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.)

A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)

F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)

S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)

L = Treated Lilies (ie fragrant waterlily, spatterdock)

T = Trash/debris removed

Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	Field Notes
12/29/2021																										Prepared and submitted Proposal #s 21-238, 21-239 and 21-240 requested by the CDD for the January 2022 meeting.	
1/6/2022																										Attended CDD meeting to discuss and answer questions regarding the three proposals (#21-238, 21-239 and 21-240) requested in December 2021.	
1/7/2022																										Revised and submitted Proposal #21-238R1 per the CDD's request at the 1/6/22 CDD meeting.	
1/14/2022	G	T	T	T	T					T	T			T		T				T	T	T	T		T	Backpack treatments of aquatic grasses in the littoral zone around the Big Lake. Measured control structures of Pond 10 and 30 for construction of carp barriers.	

EXHIBIT 07

Who: Doug Ruhlig – Clubhouse Manager

What: Clubhouse Manager Report

When: 02-03-22

Budget Impact: N/A

Decision: N/A

Long Lake Ranch CDD

Amenity Manager's Report, February 3, 2022

Date of report: 1/27/2022

Submitted by: Doug Ruhlig

Clubhouse & Amenities



- Report of dead alligator in lake 1/5
- Removed and discarded 1/5
- Pavilion painting was started and completed



- Resident concerns about dog park. I am getting quotes on installation of cameras.
- Resident concern about dog waste stations.

- The golf cart had a flat tire and was unable to be used to clear waste stations over the weekend. I have fixed golf cart and cleaned all stations the morning the concern came in.



Still addressing issues discovered with the pool furniture from Admiral. I have included District Council on all correspondence with the company.



- I have continually contacted Stewart Tennis and have gotten promises that still go unfulfilled.
- Continuing work on the land bridge. I have purchased the wood for replacement.
- I repaired the wind damage to Pasco Utilities fencing



-
- Discovered district fencing down by resident for work. Alerted district management to establish if resident is responsible for any damages



-
- Bridge boards are currently being flipped or replaced in order to have Jumbo finish the staining and sealing of the land bridge



-

- New fans in pavilion installed by Calvin after painting was completed



-
- Currently have one tennis court proposal returned and hope to have other two to me before the board meeting.
- I met with Champion Swim and have a proposal to offer swim lessons for our community.

EXHIBIT 08

Who: Doug Ruhlig – Clubhouse Manager

What: Vesta Champion Proposal

When: 02-03-22

Budget Impact: N/A

Decision: Board to approve Vesta champion proposal.



CHAMPION SWIM SCHOOL

PAM VILLA, OWNER

PHONE:
904-451-3104

WEBSITE:
www.championswimschools.com

EMAIL:
championlessons@gmail.com

Dear Board Members,

Vesta Property Services has found the “Easy Button” for offering a superior and affordable swim lesson program at your community pool. Gone are the days of amenity Managers struggling to hire, schedule, and retain highly qualified instructors and to meet the constant high demand for swim lessons throughout the summer.

Vesta has partnered with Champion Swim School and in our first year we experienced overwhelming success. Champion’s comprehensive programs earned rave reviews at every community. We are excited to offer your community this quality program that will teach a new generation the life-long skill of swimming. Champion Swim School is fully insured and exceeds the high expectations that our clients have for certified swim instruction.

Champion Swim School highlights:

- A highly qualified owner whose experience includes 25 years teaching swim lessons; 10 years managing swim schools; and 12 years as a Red Cross Lifeguard Instructor and CPR Instructor.
- Instructors that are background checked; certified in CPR/First Aid/AED; certified in the Champion Swim School method of teaching; and excellent character.
- An organized registration system that produces invoices, legal waivers, and financial reports.
- A program that includes swim lessons for ages 6 months to 12 years old. Unlike most programs, Champion is effective at teaching 2-year-olds to swim across a pool.

Below you will find details of Champion Swim School’s classes and qualifications. Please contact me with any questions. Champion Swim School is not only an easy button to hit, but a smart decision to make.

Qualifications of Champion Swim School

Owner, Pam Villa

- ❖ 25 years' experience teaching, coaching, and managing swim programs:
 - 2019 – Current: Operate Champion Swim School in Jacksonville and St Augustine, FL
 - 2017 – 2019: Manager, Coach, Instructor at Splash Jax Swim School, Jacksonville, FL
 - 2014 – 2016: Instructor at Tiger Mountain Aquatics, Issaquah WA
 - 2004 – 2011: Manager and Instructor at Kinder Swimmer, Maple Valley, WA
 - 1990 – 1992: Pool Manager, Head Coach, Instructor at Maple Hills Community Pool
 - 1987 – 1996: Instructor with King County Aquatics, Renton, WA
- ❖ 12 years' experience as a Red Cross Instructor
 - 2019 – current: Red Cross CPR/First Aid/AED Instructor
 - 2004 – 2014: Red Cross Lifeguarding Instructor
 - 1995 – Bachelor of Arts in Communications, University of Washington, Seattle, WA
- ❖ Work Experience includes:
 - Marketing Director, Emeritus Sr Housing, Federal Way, WA
 - Complaints Manager, Better Business Bureau, DuPont, WA
 - Sports Writer, King 5 News, Seattle, WA

Instructors

- ❖ Background checked and clear of any charges
 - Provided by Backgroundreport.com
- ❖ CPR/First Aid/AED trained and currently certified
 - Monthly Inservice held to remain current on skills
- ❖ Certified in the Champion Swim School method of teaching swim lessons – a 20-hour hands on training with a final test and ongoing weekly hour-long trainings.
 - A written and skills test must be passed at 80% or higher to teach independently
- ❖ Hired based on a high level of maturity, responsibility and character working with children.

Insurance

- ❖ Insured through K and K Insurance Group, Inc., (800)506-4856
 - General Aggregate policy \$5,000,000 per year
 - Each community listed as additional insured
- ❖ Liability waivers are required to be signed by parents before enrolling
 - Electronically via 3rd party registration company iClassPro.

Proposed Schedule

Time of Year

- ❖ We teach ongoing swim lessons; only closed for major holidays
 - Memorial Day weekend, Independence Day, and Labor Day weekend.
- ❖ Outdoor / Non-heated pools
 - April 1st through September 30th
- ❖ Outdoor / Heated pools
 - March 1st through December 15th

Time of Day

- ❖ We communicate with each Pool Manager regarding optimal times to use the pool for swim lessons and work according to pool availability.
- ❖ Parents prefer a wide variety of class times, and we try to meet that need. A typical schedule would be:
 - Monday – Thursday 9am -12pm and again at 3pm-6pm
 - Saturday & Sunday 9am – 12pm
- ❖ Classes are 30 minutes each

Class Offerings

- ❖ Comfort Class
 - A “parent/Tot” class for kids ages 6 months old and up
 - The goal is to help kids get comfortable with our instructor and a big pool
 - Maximum 6 kids enrolled; one parent required to attend
 - Instructor led
- ❖ Confidence Class
 - A “learn to swim” class for kids aged 14 months up to age 12 years old.
 - The goal is for kids to swim 25 feet of crawl stroke and back stroke
 - Maximum 3 kids per class, no parents in the water
- ❖ Compete Class
 - A “swim team prep” class for kids ages 4 and up.
 - Kids must be able to swim 25 yards crawl stroke and back stroke to qualify
 - The goal is to get kids ready to join a swim team
 - Maximum 6 kids per class

Program Fee Structure

- ❖ Parents pay 100% of fees online in our websites parent portal provided by iClassPro
 - Registration fee, \$25 per family, paid annually
 - Comfort Class, \$12 per day, paid monthly
 - Confidence Class, \$22 per day, paid monthly
 - Compete Class, \$22 per day, paid monthly
- ❖ Make-up classes are given when we cancel class for weather but not given when parents miss class
- ❖ Parents start and stop swim lessons when they want by adjusting their drop-date in the parent portal.
- ❖ We refund fees accordingly through our 3rd party registration system



EXHIBIT 09

Who: Doug Ruhlig – Clubhouse Manager

What: Lawson Courts Tennis Courts Resurfacing Proposal

When: 02-03-22

Budget Impact: \$14,500.00

Decision: Board to approve Lawson Courts tennis court resurfacing proposal in the amount of \$14,500.00.



P.O. Box 6
Bradenton, FL 34206

since 1984
www.lawsoncourts.com
info@lawsoncourts.com

Phone: (941) 748-3399
Fax: (941) 748-3393

PROPOSAL/CONTRACT

Job Name: Long Lake Ranch	Today's Date: Tuesday, January 25, 2022
Job Address: 19037 Long Lake Ranch Blvd. Lutz, FL 33558	Email : manager@longlakeranchclub.com
Submitted to: Doug Ruhlig	Phone # 813-406-4423

We hereby submit an estimate for: **Resurface Two Tennis Courts.**

1. Flood the **Tennis Courts** with clean water and let stand for one hour. Any areas holding water deeper than the depth of a five-cent coin will be marked and filled with **non-shrink leveling material**. This will bring the low spots up to within the **USTA tolerance guidelines**.
2. Examine the surface for existing cracks. Any wider than hairline type fill with **special crack patch material**.
3. Cover patched or hairline cracks with **1' wide strips of fiberglass membrane**. This will slow their return. New cracks may appear in the future due to ground movement.
4. Apply a **transition coat of acrylic resurfacer** over **all** patches and **fiberglass membrane**.
5. After all patching and leveling is complete, we will install an **all new playing surface**. This will consist of **two coats** of fortified, **black resurface**, leveling course material and **two coats** of Fortified **BLUE** and **GREEN Acrylic latex colors**. All coats to be fortified with silica sand.
6. Install **new, white 2" playing lines** and **3" Baselines** on the courts.
7. Clean the net posts of loose corrosion and **apply new, specific industrial paint to net posts**.
8. Furnish and install **New Tennis Nets** and **Center Straps**.
9. Add 4 sets of **Yellow** Pickleball lines.
10. Remove any debris and materials and clean up staging area.

PRICE:


We propose hereby to furnish material and labor for the sum of

Fourteen Thousand, Five Hundred 00/100 Dollars (\$14,500.00)

PAYMENT AS FOLLOWS:

Deposit, Materials, mobilization: **\$ 7,500.00** Balance Upon Completion of Courts: **\$ 7,000.00**

We expect total payment upon completion. All late payments will be charged 1.5% per month 18% per year.

Authorized Initial for Lawson Courts, Inc. : 

Authorized Initial for Long Lake Ranch : _____



P.O. Box 6
Bradenton, FL 34206

since 1984
www.lawsoncourts.com
info@lawsoncourts.com

Phone: (941) 748-3399
Fax: (941) 748-3393

OWNER OR OWNER'S AGENT'S RESPONSIBILITIES:

1. Provide suitable access to potable water at court site for flooding of courts and the mixing of surface materials.
2. Provide suitable access to bathroom and electricity at court site.
3. Any alteration or deviation from above specifications involving extra costs will be executed on upon written orders and will become an extra charge over and above estimate.
4. Provide the names of **two** contact persons to be in communication with Lawson Courts.

Name and Phone # _____ Name and Phone # _____

CONDITION OF SALE

- The Purchaser and Seller or its assigns agree to the purchase and sale of above described property on the following conditions:
- Purchaser will pay to Seller or its assigns the Total Contract Price in accordance with the terms set forth.
- If the Purchaser shall default in the payment of any installment or violate any of the provisions of this Contract, the Seller or its assigns shall have the right to declare due the whole amount unpaid and without notice or demand, legal process, liability for trespass or damages, and without prejudice to other action, enter the premises where said property may be repossess and remove same.
- Lawson Courts will exercise care, but will not be held responsible for damage caused by normal construction operations (damage to sod, landscaping, sprinkler lines, pavement access, etc.)
- Scheduled start date and completion date is subject to change.
- That there are no agreements or warranties in connection with this transaction which are not expressly set forth in this Contract.
- Buyer hereby assigns without recourse Lawson Courts the right and interests of the material and equipment in the above Contract and in the property described therein until paid in full.
- Venue for any legal actions shall be Manatee County, FL.
- This service comes with a **two year limited warranty against excessive fading or surface delamination; this is contingent upon proper court maintenance.** Hairline cracks may appear in the future due to ground movement; this is beyond our control. There is no warranty against cracks. There is no warranty against abuse by players or excessive high winds or flooding.

The parties agree that in the event that payment is not made as provided herein, Contractor may terminate this contract, refuse to complete any work remaining pursuant to the contract, and any alternate proposals, amendments, changes, or modifications thereto, and sue for the payment due, plus any work performed by contractor up until the date of termination, including a reasonable profit and overhead, court costs, attorney's fees (including attorney's fees incurred in arbitration and administrative proceedings and all state and federal actions and appeals), and interest at the rate of 1 1/2% per month, 18% per year.

Signature for Lawson Courts, Inc.:  Joel Lawson Date: 1/25/2022

This proposal may be withdrawn by us if not accepted within 30 days

ACCEPTANCE OF PROPOSAL/CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Print Name: _____ Signature: _____ Date: _____

EXHIBIT 10

Who: Doug Ruhlig – Clubhouse Manager

What: Top Choice Paver Sealing Proposal

When: 02-03-22

Budget Impact: \$3,175.00

Decision: Board to approve Top Choice Paver Sealing proposal in the amount of \$3,175.00.

Top Choice Paver Sealing
20730 Nolen Rd
Land o Lakes, FL 34638
813-6937022
topchoicepasco@gmail.com



Estimate

ADDRESS

Long Lake Ranch CDD
19037 Long Lake Ranch
Lutz, FL 33558

ESTIMATE # 1169

DATE 01/21/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Paver Sealing	Pretreat for mold and weeds, Deep clean prep wash to remove efflorescence and stains, surface clean all pavers, resand all interlocking joints with silica blend sand, Seal with minimum 3coats (seal to full saturation) gloss sealer/wetlook sealer, anti slip polymer added to final top coat 2yr warranty	1	1,625.00	1,625.00
	Paver Sealing	(No charge) Pretreat and power wash curbing around turn circle Pretreat for mold and weeds, Deep cleaning prep wash to remove efflorescence and stains, surface clean all pavers, resand all interlocking joints with silica blend sand, Seal with minimum 3coats (seal to full saturation) of Gloss/wetlook sealer, anti slip polymer added to final top coat, 2yr warranty	1	1,550.00	1,550.00
		(No charge) pretreat and power wash curbing around turn circle			

TOTAL

\$3,175.00

EXHIBIT 11

Who: Howard McGaffney – District Manager

What: January 6, 2022 Meeting Minutes

When: 02-03-22

Budget Impact: N/A

Decision: N/A

1 **MINUTES OF MEETING**

2 **LONG LAKE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community
5 Development District was held on Thursday, January 6, 2022 at 6:00 p.m. at the Long Lake Amenity Center,
6 19037 Long Lake Ranch Blvd., Lutz, Florida 33558.

7 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Bill Pellan (<i>via phone</i>)	Board Supervisor, Chairman
11 Heidi Clawson	Board Supervisor, Vice Chairwoman
12 George Smith	Board Supervisor, Assistant Secretary
13 John Twomey	Board Supervisor, Assistant Secretary
14 James Koford	Board Supervisor, Assistant Secretary

15 Also present were:

16 Patricia Thibault	District Manager, DPFG Management & Consulting
17 Sarah Sandy (<i>via phone</i>)	District Counsel, Kutak Rock LLP
18 Brent Henman	Field Operations, DPFG Management & Consulting
19 Todd Myhill	Vesta Property Services
20 Doug Ruhlig	Clubhouse Manager
21 Chuck Burnite	Representative, GHS
22 Peter Lucadano	RedTree Landscape Systems
23 RJ Johnson	RedTree Landscape Systems

24 *The following is a summary of the discussions and actions taken at the January 6, 2022 Long Lake Ranch*
25 *CDD Board of Supervisors Regular Meeting.*

26 **SECOND ORDER OF BUSINESS – Audience Comments**

27 A resident commented positively on the mowing that had been done along his fence.

28 **THIRD ORDER OF BUSINESS – Staff Reports**

29 A. Landscaping & Irrigation

30 ➤ Exhibit 1: Presentation of Field Inspection Report

31 Mr. Henman asked for any questions on his report. Mr. Koford suggested reconsidering
32 the Welch proposal, citing contractual and company issues, and noting that the tennis court
33 resurfacing was supposed to have been completed back in October. Mr. Smith agreed and
34 indicated that Welch had done a poor job with the basketball courts as well.

35 Mr. Twomey asked what the issue had been with the contract. Ms. Sandy stated that Welch
36 had not wanted a signed contract. She explained that Welch refused to enter the District's
37 form of agreement and that while she advised against that, the Board could decide to forgo
38 a contract and just sign the proposal provided by Welch if they would like.

39 Mr. Pellan indicated that he would want an agreement signed and that he would like to look
40 at the cost of the proposal. Mr. Koford agreed with Mr. Pellan.

41 In response to a question from Mr. Henman, Mr. Ruhlig stated that Welch planned to start
42 the tennis court resurfacing between Monday and Wednesday of the upcoming week, or
43 before the following Monday at the latest.

Mr. Koford asked what the Board would like to do in regards to the Welch contract. Mr. Henman stated that he would reach out to the 4 other vendors about tennis court resurfacing and acquire updated proposals. Mr. Koford added that the fence for the tennis court needed to be included on the proposal as well.

Mr. Pellan indicated that he would like to terminate the contract with Welch if the project had still not been completed by mid-January and then pursue other vendors.

Ms. Clawson requested an update on the PVC poles. Mr. Burnite stated that he had not noticed any changes as of yet but would inform the Board immediately if he noticed a change.

Mr. Koford inquired about the Foxtail entrance. Mr. Johnson stated that he was working on a proposal for this area. Multiple supervisors expressed that they would like to replace the jasmine in this area with a different kind of vegetation.

Mr. Thibault requested Mr. Lucadano to bring artist renderings for the other entrances to the next meeting. Mr. Lucadano indicated that he would do so.

Mr. Koford brought up an issue with the irrigation dripline he had noticed by Sunlake Blvd. and Roseate Dr. Mr. Henman stated that he would have Mr. Johnson look into this.

Mr. Pellan requested an update on the assessment of the hardwood trees. Ms. Thibault noted that there was a proposal regarding the prioritized hardwood trees in the agenda. Mr. Pellan additionally asked about cost sharing with the HOA for cutbacks on the fence line. Mr. Henman stated that he had gotten the prices for the cutbacks from a contractor but noted that he had not yet been able to make contact with the HOA. Mr. Pellan requested Mr. Henman to speak with the HOA regarding this by the next meeting.

In response to a question from Mr. Pellan, Mr. Henman confirmed that the pressure washing done by ASAP Pressure Washing had only been done on CDD property, not HOA property.

➤ Exhibit 2: Consideration of Tuff Shed Proposal - \$22,630.25

Ms. Thibault reminded the Board that this did not include Mr. Chang's estimate of an additional \$7,000.00 and stated that the total cost would be \$29,630.25. She added that Mr. Chang had identified 5 other potential location options for the shed.

Mr. Twomey inquired about Mr. Chang's costs. Ms. Thibault explained that Mr. Chang would need to do a survey and work with SWFMD. She mentioned that she had attempted to negotiating pricing with Mr. Chang but that his price had been firm. Mr. Pellan stated that he had verified that Mr. Chang and Tuff Shed had not been double charging for the same items but that he found the price high as well.

Mr. Twomey asked for the total price of the shed. Mr. Henman stated that the total cost should be under \$40,000.00. Mr. Twomey additionally inquired about security for the shed. Ms. Thibault indicated that this would have to be discussed during a shade session.

In response to a question from Mr. Smith, Mr. Henman confirmed that the shed would have electricity. Mr. Smith noted that continued operational costs, such as electricity, should be kept in mind for costs.

Ms. Clawson expressed that she felt the shed was necessary and pointed out that prices would only increase if the Board continued to delay this project. She stated that she would not like to use locations 4, 5, or 6, as they would not be convenient for employees to utilize.

Ms. Sandy asked for clarification on the proposed location for the shed. Mr. Koford indicated that it would be across the street from the basketball court.

Mr. Twomey asked if any concrete work would be done in this area. Mr. Henman indicated that he requested 3 companies to come back with concrete proposals but KJK had been the only company that had gotten back with him. He stated that KJK's proposal was very reasonably priced at \$4,700.00 and explained that this price would be only for the concrete. He added that site prep would be needed as well, as this area was not on level ground.

Mr. Henman additionally discussed electric costs, noting that he had the rates for Reed Electric and Blue Wave for electricity. He stated that the District's engineering firm would need to be paid for a site plan as well and mentioned that this would cost about \$10,000.00.

In response to a question Ms. Thibault, Mr. Henman explained that the company had not realized that the Board had wanted 3 separate proposals and had put each item under one proposal.

Mr. Pellan noted that the shed would be turned sideways to be able to fit properly and asked if this would change the amount of concrete needed. Mr. Henman clarified that the garage door could be moved to the side as an alternative to turning the shed sideways and confirmed that there would be an increased cost for the concrete.

Mr. Henman additionally mentioned that he felt the shed would look most aesthetically pleasing facing the road. Ms. Clawson expressed that she did not like this location for the shed but indicated that she liked it more than the alternative location options presented.

Ms. Thibault explained that the cost of the shed would be \$34,330, excluding costs for electric, and recommended having the maximum amount spent on this item set at \$40,000.00. Mr. Pellan expressed concern that this amount would not be high enough with the additional concrete required and potential alterations to the shed. Mr. Pellan also requested renderings of how the shed would look sideways.

On a MOTION by Ms. Clawson, SECONDED by Mr. Koford, WITH ALL IN FAVOR, the Board approved the Tuff Shed Proposal, in an amount not to exceed \$45,000.00, for the Long Lake Ranch Community Development District.

Following the motion, Mr. Smith asked how much capital funds the District would have after the shed. Ms. Thibault clarified that there would be about \$80,000.00 remaining in capital funds, from the budgeted \$125,000.00.

➤ Exhibit 3: Consideration of Jumbo Painting Mailbox Proposals

Mr. Ruhlig noted that his recommendation had been to paint the Primrose gate mailbox. He indicated that cleaning and applying touchup paint to the Foxtail pool mailbox would be sufficient for the time being, if the Board would prefer.

Ms. Clawson asked if the District had the money to paint the mailboxes. Ms. Thibault stated that there was no money in reserves for either mailbox. Mr. Smith expressed that he would like money to be taken out of the capital fund to cover the costs of painting.

Mr. Twomey inquired about how much it had been to paint the monuments. Ms. Thibault stated that she believed it had cost \$7,200.00. Mr. Twomey recalled that the money to pay for painting the monuments had also been taken out of the capital fund. Mr. Henman indicated that he was not certain if this was accurate.

Mr. Pellan recommended Ms. Thibault look into capital expenditures and inform the Board of her findings regarding what had come out of the reserves at the next meeting. He

indicated that he would like to defer to the staff on whether the Foxtail mailbox needed to be painted. Mr. Ruhlig stated that he would be able to make the Foxtail mailbox look presentable but noted that the paint may begin peeling or chipping.

Mr. Twomey expressed that he would like both mailboxes to be painted but pointed out that the Foxtail mailbox had only been painted a couple of years ago. He indicated that he would like to use a different company that had painted the mailbox previously.

- Foxtail Pool Mailbox - \$1,150.00

- Primrose Gate Mailbox - \$1,150.00

On a MOTION by Mr. Smith, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the Jumbo Painting Mailbox Proposals for the Foxtail Pool Mailbox, in the amount of \$1,150.00, and for the Primrose Gate Mailbox, in the amount of \$1,150.00, for the Long Lake Ranch Community Development District.

➤ Exhibit 4: RedTree Proposals (if any)

Ms. Thibault distributed 2 additional proposals regarding irrigation repairs. She explained that the first proposal was in the amount of \$445.00 and the second proposal was \$180.70. She noted that these were both for work that had already been completed. She asked the Board if they would like to allow irrigation repairs up to a certain dollar threshold. Mr. Koford and Mr. Pellan expressed support for this idea. Ms. Thibault mentioned that the monthly threshold for irrigation repairs for another District she manages was set at \$500.00, within which repairs could proceed without Board or Chair approval.

Mr. Koford inquired about interim approval if the cost of repairs ended up being over \$500.00. Ms. Thibault explained that in this case, she would reach out to the Chairman to obtain verbal approval via phone. Mr. Pellan indicated that irrigation repairs would be approved regardless, and that this system could expedite getting issues addressed.

On a MOTION by Mr. Twomey, SECONDED by Mr. Koford, WITH ALL IN FAVOR, the Board approved ratification of 2 irrigation repairs, in the total amount of \$626.20, and authorized future irrigation repairs in a monthly amount not to exceed \$500.00, for the Long Lake Ranch Community Development District.

- River Rock Installation - \$3,000.00

Ms. Thibault stated that the river rock was to be installed at the intersection of Weathervane Lane and Long Lake Ranch Boulevard.

Ms. Clawson indicated that she would like to hold off on this item and noted that the proposal for the medians was still needed. Mr. Twomey pointed out that rocks were being thrown by certain individuals. Mr. Pellan stated that he agreed with Ms. Clawson. This item was tabled, pending median proposals.

- Pool Area Enhancement - \$4,475.00

Mr. Thibault reviewed the details of the proposal. She explained that this would include removing plant material and mulch in addition to grading out the area and installing 1800 square feet of Bahia sod.

Mr. Twomey recalled a proposal in an amount not to exceed \$30,000.00 to install a new irrigation zone by the pool pump deck area and inquired about how much of this amount was specifically for irrigation. Mr. Ruhlig explained that he did not know how much it would cost, as the District did not have site plans for this area.

173 In response to a question from Mr. Koford, Ms. Thibault confirmed that this area
174 did need to be irrigated.

175 Mr. Pellan asked if any vegetation would be left along the fence or if it would only
176 be Bahia grass. Mr. Henman indicated that the bushes did not need to be removed.
177 In response to an additional question from Mr. Pellan, Mr. Johnson confirmed that
178 trimming the grass along the fence line would not be an issue.

179 Ms. Clawson asked what the landscaping team would recommend in regards to the
180 shrubs. Mr. Johnson stated that he would recommend leaving the shrubs. Ms.
181 Clawson agreed and added that she thought it would help with sound reduction.

182 Mr. Twomey expressed concerns about the Bahia grass potentially becoming
183 overgrown. Mr. Koford indicated that specific instructions could be given to the
184 landscaping team to prevent this from occurring.

185 Mr. Pellan agreed with Ms. Clawson and stated that he would like to leave the
186 shrubs. He asked if the grass in the playground and the field was overgrown. Mr.
187 Smith indicated that the grass in the field grew quickly. Ms. Clawson stated that
188 she did not think the grass in the playground was not as bad as the field.

189 Mr. Pellan asked if there should be a vegetation buffer installed between the grass
190 area and the pool. Ms. Clawson pointed out that there were already shrubs in the
191 area he had specified.

192 Mr. Pellan inquired about whether the cost for this proposal would change if the
193 shrubs were not removed. Ms. Clawson additionally requested for the hedges to be
194 trimmed. Mr. Johnson stated that \$500.00 could be taken off the price of the
195 proposal, lowering the total cost to \$3,975.00.

196 Mr. Pellan requested clarification on whether irrigation would be included in this.
197 Ms. Clawson confirmed that irrigation would not be included.

198 On a MOTION by Mr. Twomey, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board
199 approved the RedTree Pool Area Enhancement Proposal, as amended to exclude the hedge line, in the
200 amount of \$3,975.00, for the Long Lake Ranch Community Development District.

201 Following the motion, Ms. Thibault requested for Mr. Johnson to provide her with
202 a revised proposal documenting the discussed changes.

203 • Peppergrass Monument Enhancement - \$405.00

204 Ms. Thibault explained that this proposal would install 35 1-gallon flax lily and 1
205 cubic yard of pine bark nuggets around the monument. Mr. Henman noted that this
206 proposal was due to requests regarding the missing bushes around the monument.

207 Mr. Koford pointed out that flax lily would not be suitable for this area. Ms.
208 Clawson agreed and noted that one side of the monument would get too much sun
209 for the flax lily to thrive. Mr. Johnson stated that he would find a more suitable
210 plant material and bring back a revised proposal.

211 Ms. Clawson requested that Mr. Johnson find a type of vegetation that would be
212 thrive under both sun and shade. Mr. Johnson indicated that he would do so and
213 that he would use the same vegetation for the Primrose monument. Ms. Clawson
214 additionally stated that she would not like to use mulch around the monuments.
215 This item was tabled to the next meeting, pending a revised proposal.

- 216 • Primrose Monument Enhancement - \$405.00
217 This item was tabled to the next meeting for the same reason as the above item.
- 218 • Mulch Removal & Installation - \$27,450.00
219 Mr. Smith commented on the difference in mulch prices. Ms. Thibault explained
220 that this was due to the mulch costs being presented by cubic yard.
- 221 Mr. Smith requested clarification on where mulch was being removed. Mr.
222 Henman clarified that this was meant to only include high-built areas, such as the
223 islands, traffic circles, and by the monument signs at the entrances. Mr. Smith
224 asked if this would reduce the price to which Mr. Lucadano confirmed that it would
225 significantly reduce the price to \$8,000.00
- 226 Mr. Koford asked if this proposal would include Sunlake Blvd. Mr. Lucadano
227 confirmed it would not.
- 228 Ms. Clawson indicated that she would prefer to use pine straw for this project. Mr.
229 Twomey brought up an issue his neighbor had experienced with pine straw's color
230 fading only a few months after it had been installed. He asked if the pine straw that
231 would be used would be a different kind than what is used on personal property.
232 Mr. Lucadano confirmed that the same type of pine straw would be used and that
233 most communities that use pine straw apply it twice a year. He added that two
234 applications of pine straw would be about the same price as one application of
235 mulch.
- 236 Mr. Twomey inquired about whether pine straw would break down like mulch or
237 if it would have to be removed. Mr. Lucadano confirmed that pine straw did not
238 need to be removed. Mr. Henman added that he had been impressed with the pine
239 straw RedTree had installed in another community.
- 240 Ms. Clawson asked if applying pine straw once a year could be an option. Mr.
241 Lucadano indicated that once a year could be done if the Board would prefer.
242 Discussion ensued regarding the budget for this item. Ms. Thibault clarified that
243 the District had a budget of \$60,000.00 for the mulch.
- 244 Ms. Thibault reviewed alternative mulch proposals not listed on the agenda. The
245 first proposal would be using pine mulch instead of pine straw at \$44.00 per cubic
246 yard. She noted that Mr. Lucadano's price was \$55.00 per cubic yard. Ms. Thibault
247 stated that the other proposal was from Ramco for pine straw at \$5.25 a bale.
- 248 In response to a question from Mr. Lucadano, Ms. Thibault stated that the District
249 would need 4,500 bales of pine straw. Mr. Lucadano expressed concerns regarding
250 the District not being able to sign off on every load to ensure they were receiving
251 the full amount they paid for. He added that he could lower his price per bale by
252 \$1.00 to \$6.50 per bale. Ms. Thibault explained that this would make Mr.
253 Lucadano's price \$29,250 per application. Ms. Thibault stated that this would
254 allow for two applications within the \$60,000 budget, and that the overage of
255 \$8,000 for mulch removal could come out of capital projects. Mr. Lucadano
256 indicated that he would be able to install the pine straw within the next 3 to 4 years
257 if the Board elected to go with his proposal.
- 258 Mr. Twomey asked when Mr. Lucadano would recommend the second application
259 of pine straw. Mr. Lucadano stated that he would recommend having the pine straw
260 reapplied in October.

261 Ms. Clawson inquired about whether pine straw could be installed over the pine
262 mulch. Mr. Lucadano confirmed that this would not be an issue. Discussion
263 regarding the benefits of pine straw ensued.

264 Mr. Pellan expressed that he did particularly not care for pine straw but indicated
265 that he thought an annual application of pine straw would be sufficient. Ms.
266 Clawson stated that she would like to move forward with the mulch removal for
267 \$8,000.00 and Mr. Lucadano's amended proposal for 4,500 bales of pine straw at
268 \$6.50 per bale. Ms. Thibault clarified that the total cost would be \$37,250.00.

269 On a MOTION by Ms. Clawson, SECONDED by Mr. Koford, WITH ALL IN FAVOR, the Board approved
270 the RedTree Mulch Removal & Installation Proposal, as amended to decrease the cost of mulch removal to
271 \$8,000.00 in addition to installing 4,500 bales of pine straw at \$6.50 per bale, in the total amount of
272 \$37,250.00, for the Long Lake Ranch Community Development District.

273 • Revised Hardwood Tree Structural Crown Thinning & Elevation - \$275.00/ per
274 tree

275 Ms. Thibault stated that 48 trees by the clubhouse were found to be high priority
276 and indicated that the price would be \$275.00 per tree.

277 Ms. Clawson expressed that she would prefer to target specific trees throughout
278 the community that needed to be focused on most, rather than just working on the
279 trees in the clubhouse area.

280 In response to a question from Ms. Clawson, Ms. Thibault stated that the District
281 had a budget of \$45,000.00 for landscape replacement. Discussion regarding the
282 landscape replacement budget ensued.

283 Mr. Twomey suggested holding off on this item until the next budgetary cycle and
284 adding it as a line item to the next budget. Ms. Clawson offered an alternative
285 suggestion of taking care of 20 trees first for \$5,500.00 and adding the remainder
286 as a line item for FY 2023. Mr. Twomey added that he would like to identify which
287 trees had already been done and when they had been done in order for schedule to
288 be made for tree trimming. In response to a question from Mr. Twomey, Ms.
289 Clawson indicated that this would be taken out of the shrub and plant budget.

290 Mr. Koford agreed with Ms. Clawson and indicated that he would like to have the
291 20 trees trimmed that fiscal year. Mr. Pellan indicated that he found this agreeable
292 as well.

293 On a MOTION by Mr. Twomey, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board
294 approved the RedTree Revised Hardwood Tree Structural Crown Thinning & Evaluation Proposal, in the
295 amount of \$5,500.00, for the Long Lake Ranch Community Development District.

296 Following the motion, Ms. Thibault stated that she would put the \$15,000.00 for
297 tree trimming in the FY 2023 budget and requested a revised proposal from Mr.
298 Lucadano. Mr. Lucadano confirmed that he would provide Ms. Thibault with the
299 revised proposal for both this item and the mulch proposal.

300 • Revised Tree Removal & Replacement - \$1,475.00/ per tree

301 Ms. Clawson expressed that she would like to hold on this item, as they were a part
302 of the median. Mr. Smith stated that he would like to at least remove the dead trees,

303 particularly around the lake. Ms. Clawson noted that there was a dead tree on
304 Serenoa Dr. as well.

305 Mr. Lucadano explained that he believed the trees had been poor quality from the
306 nursery they were acquired from and had not been planted properly. Mr. Twomey
307 confirmed that he had witnessed the trees being installed and that they were not
308 properly planted.

309 Ms. Clawson pointed out that this project would cost \$33,920 in total and
310 expressed budget concerns, noting that there would not be enough money for both
311 this proposal and the medians in the capital budget. Mr. Smith recalled that the
312 Board had discussed installing the medians later in the year to ensure that the
313 District would have enough money in the capital fund to take care of unexpected
314 costs. Ms. Clawson stated that she would like to have the funds for this project to
315 come out of the landscape budget and use capital funds for the medians this fiscal
316 year.

317 Mr. Twomey agreed with Mr. Smith in regards to installing the medians later in
318 the year and brought up the frequency of unexpected expenditures. Ms. Clawson
319 pointed out that the Board had not seen a proposal for the medians and did not have
320 a timeline as of yet.

321 Mr. Twomey inquired about cheaper tree options. Mr. Lucadano indicated that
322 smaller trees would be cheaper and that alternative kinds of trees could be an
323 option.

324 Ms. Clawson suggested the use of pine trees. Mr. Lucadano stated that pine trees
325 would be cheaper but advised against using them, as they would likely die quickly
326 due to an ongoing issue with southern pine bark beetles in the area. He
327 recommended using crape myrtles or ornamentals to reduce costs, in addition to
328 using smaller trees.

329 Mr. Twomey expressed concerns regarding the trees looking out of place. Ms.
330 Clawson agreed that the trees may look out of place at the clubhouse and suggested
331 replacing 12 of the trees on the lake side of Serenoa Dr. instead. Mr. Twomey
332 indicated that he would find this agreeable.

333 Mr. Lucadano noted that every tree that was removed did not necessarily need to
334 be replaced. Ms. Clawson recalled that there was still a minimum number of trees
335 that the District was required to have.

336 Mr. Smith expressed support for a uniform appearance for the trees around the
337 lake, commenting specifically on the roots. Ms. Clawson suggested first replacing
338 11 trees at the clubhouse, on the Foxtail side of Serenoa Dr., and on Sunlake Blvd.
339 with oak trees and then to acquire proposals for a different type of tree to replace
340 the 12 trees on the lake side of Serenoa Dr. Discussion regarding the type of tree
341 and location of the trees ensued.

342 Ms. Thibault informed the Board that the total cost to remove and replace the 11
343 trees at the clubhouse, on the Foxtail side of Serenoa Dr., and on Sunlake Blvd.
344 would be \$16,225.00 and looked for a motion.

345 On a MOTION by Ms. Clawson, SECONDED by Mr. Koford, WITH ALL IN FAVOR, the Board approved
346 the RedTree Revised Tree Removal & Replacement Proposal, in the amount of \$16,225.00, for the Long
347 Lake Ranch Community Development District.

- 348 • Top Choice Application - \$3,975.00
- 349 Ms. Clawson stated that she would prefer to only have the area by the clubhouse
- 350 treated. Mr. Lucadano agreed that treating the additional irrigated areas listed in
- 351 the proposal seemed unnecessary.
- 352 Mr. Koford inquired about the area by the Foxtail pavilion. Mr. Lucadano amended
- 353 his previous statement and indicated that this area should be treated in addition to
- 354 the areas around the amenities.

355 On a MOTION by Mr. Koford, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board approved

356 the RedTree Top Choice Application Proposal, as amended to include the surrounding area of the Foxtail

357 pavilion, in the amount of \$3,975.00, for the Long Lake Ranch Community Development District.

- 358 Following the motion, Ms. Thibault requested a revised version of the proposal,
- 359 detailing the discussed changes. Ms. Thibault additionally requested a separate
- 360 proposal for the 11 oak trees discussed previously.
- 361 Mr. Henman relayed positive comments from residents regarding RedTree's work.
- 362 A brief discussion ensued regarding weeds. Mr. Lucadano noted that there had
- 363 been a warm weather surge and acknowledged that the weeds may need
- 364 retreatment.

365 B. Aquatic Services

- 366 ➤ Exhibit 5: Presentation of Aquatics Treatment Report
- 367 Ms. Clawson asked if there was anything the Board could do in regards to the trash
- 368 mentioned in Mr. Burnite's report and suggested having an email sent out to residents.
- 369 ➤ Exhibit 6: GHS Environmental Proposals (if any)
- 370 • Littoral Planting - \$2,600.00
- 371 Mr. Burnite noted that the vegetation planted in the lake previously did not fare
- 372 well and stated that this proposal would use jointed spikerush. Ms. Thibault noted
- 373 that the District had \$2,500.00 budgeted for aquatics plantings.
- 374 Mr. Burnite indicated that the cost could be reduced by 25% if the Board would
- 375 like to do 3 rows of spikerush instead of 4 rows. Ms. Thibault noted that this would
- 376 be within budget at \$1,850.00 and requested a revised proposal from Mr. Burnite.
- 377 Discussion clarifying the scope of where the spikerush would be installed ensued.

378 On a MOTION by Ms. Clawson, SECONDED by Mr. Koford, WITH ALL IN FAVOR, the Board approved

379 the GHS Environmental Littoral Planting Proposal, as revised to a scope of 3 rows of spikerush, in the

380 amount of \$1,850.00, for the Long Lake Ranch Community Development District.

- 381 Following the motion, Mr. Burnite stated that he would recommend installing the
- 382 spikerush in March to avoid potential freezes.
- 383 • Grass Carp Permitting & Stocking - \$1,379.00
- 384 Mr. Burnite stated that this proposal was for Ponds 10 and 30 and indicated that
- 385 the District would not be charged for the grass carp barriers required by FFWCC.
- 386 Ms. Clawson asked which types of fish were already in the ponds. Mr. Burnite
- 387 stated that the ponds were currently stocked with bluegill, redear sunfish, and blue
- 388 tilapia.

389 Ms. Thibault reminded the Board that the District had midge fly treatments in 2018
390 at \$15,000.00 and in 2019 at \$21,000.00. She explained that the 3 different ways
391 to control midge flies were through aeration, fish, or spraying.

392 In response to a question from Mr. Smith, Mr. Burnite confirmed that the addition
393 of grass carp would be a long-term solution for controlling midge flies. Mr. Burnite
394 explained that fish were the most cost-effective solution for midge flies and
395 indicated that using fish was generally the superior option over aeration or
396 spraying. He noted that bass could be added if the pond became overpopulated by
397 bluegill or sunfish.

398 In response to a question from Ms. Clawson, Ms. Thibault stated that there was
399 \$11,000.00 budgeted for the relevant line item. Mr. Burnite mentioned that the
400 Board could elect to pay the vendor directly for the fish and indicated that he would
401 be willing to work at an hourly rate for coordinating the fish delivery for this
402 project.

403 Ms. Clawson expressed that she would like to approve the Grass Carp Permitting
404 and Stocking proposal at \$1,379.00 and budget an amount to address the Fish
405 Stocking proposal for the next fiscal year. Mr. Burnite noted that prices may
406 fluctuate.

407 In response to a question from Mr. Twomey, Mr. Burnite stated that he would
408 recommend adding bass after the grass carp. Mr. Twomey expressed concerns
409 regarding alligators potentially eating the fish. Mr. Burnite explained that most of
410 the ponds had rings around them to help prevent this from happening.

411 Mr. Smith requested a rough estimate from Mr. Burnite on what he would
412 recommend to spend on the fish for this fiscal year. Mr. Burnite indicated that he
413 was not certain but would recommend focusing on priority ponds.

414 Ms. Clawson reiterated that she would like to approve the \$1,379.00 proposal and
415 put the \$54,318.00 on the budget for next year, noting that the CDD had
416 \$10,000.00 in the budget to address pond problems. (1:49:17)

417 On a MOTION by Ms. Clawson, SECONDED by Mr. Koford, WITH ALL IN FAVOR, the Board approved
418 the GHS Environmental Grass Carp Permitting & Stocking Proposal, in the amount of \$1,379.00 for the
419 Long Lake Ranch Community Development District.

420 Following the motion, Mr. Twomey asked when midge fly season began. Mr.
421 Burnite stated that midge fly season was generally between spring and fall.
422 Discussion regarding the differences between midge flies and mosquitos ensued.

423 • Fish Stocking - \$54,318.00

424 This item was tabled to the next fiscal year.

425 C. District Engineer

426 The District Engineer was not present.

427 D. District Counsel

428 Ms. Sandy noted that there were 3 tracts that had not yet been deeded to the CDD and stated that
429 she would reach out to the developer to have these signed over.

430 Mr. Koford asked how much this would cost the District. Ms. Sandy indicated that this would not
431 be expensive.

Mr. Smith inquired about why the property was the District's concern. Ms. Sandy explained that the areas had come out of a replat and intended for conveyance over to the District.

Ms. Sandy additionally noted that the final invoice from Hopping Green & Sams lists both the October and November meetings but only charges the single \$2,000.00 for the month of October. She explained that there would be a separate bill for November from Kutak Rock that would not list the November meeting, as this was already on the October invoice from Hopping Green & Sams.

Before moving on to the next item, Ms. Thibault informed the Board that she had contacted an alternative vendor for fish stocking that would only charge \$38,000.00 and asked if they would like for her to get a proposal from them for the big lake. Ms. Clawson expressed that she would like for all of the lakes to be treated, not just the big lake.

Ms. Thibault stated that the vendor had advised against using tilapia, as they were considered sensitive fish that could die off easily. The vendor had additionally indicated that tilapia were more for alae control, rather than invertebrate feeding, and had recommended bluegill and redear sunfish instead. She recommended testing these fish in one pond first, noting that this is what she had done with a different District.

Mr. Smith indicated that he would prefer to continue to work with Mr. Burnite. He suggested reaching out to Mr. Burnite about the cheaper proposal and see if he would be willing to lower his price.

E. Exhibit 7: Clubhouse Manager

Ms. Clawson stated that the name of the Clubhouse Manager should be updated to Mr. Ruhlig's name.

➤ Presentation of Clubhouse Manager Report

Mr. Ruhlig reviewed his report, noting that all of the message boards were damaged and needed to be replaced. He pointed out that the CDD did not use the message boards and recommended giving the HOA the option replace the boards, as the HOA actually uses the boards.

Mr. Ruhlig additionally brought up concerns regarding the pool furniture, explaining that the quality of the vast majority of the furniture was extremely substandard. He noted that the vendor had already been paid 50% to start and requested direction from the Board on how to proceed.

Mr. Smith suggested having the vendor take the chairs back and keep the other 50%. Mr. Koford and Ms. Clawson disagreed and indicated that they would prefer the vendors to fix the chairs. Ms. Thibault recommended waiting from a response from the vendor before pursuing legal action. Ms. Sandy agreed that she would like to see the response from the vendor as well as the agreement between the vendor and the District.

Mr. Ruhlig relayed information from the most recent email he had received from the vendor which explained that the fabric that had been improperly cut had been received that way from the manufacture. The vendor had also indicated that they would have a technician come out to tighten up the chairs when they brought the rest of the furniture. Mr. Ruhlig noted that he did not think it would be possible for the furniture to be tightened.

Mr. Pellan recalled that the Board had decided to go with this vendor because they offered a warranty on the furniture. He recommended demanding that the chairs be fixed or to demand a refund if they were unable to be fixed. Mr. Smith requested for the warranty information to be sent to Ms. Sandy.

F. District Manager

There being none, the next item followed.

FOURTH ORDER OF BUSINESS – Business Administration

A. Exhibit 8: Consideration of Minutes of the Board of Supervisors' Meetings Held on December 2, 2021

Ms. Clawson noted that Lines 20, 223, and 229 had been Mr. Ruhlig speaking. She questioned why Lennie Pici had been listed on Line 22 as present for the meeting as other residents had not been specifically named.

Mr. Myhill pointed out that Line 243 needed to be corrected, as Mr. Henman had been the one speaking and added that Line 253 had been Mr. Jones speaking.

On a MOTION by Ms. Clawson, SECONDED by Mr. Koford, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors' Meetings Held on December 2, 2021, as amended, for the Long Lake Ranch Community Development District.

B. Exhibit 9: Consideration of Operation and Maintenance Expenditures for November 2021

Ms. Thibault explained that the bill from Bright House had been their final bill, as the District had terminated their contract with Bright House. She noted that a check in the amount of \$92.00 was being mailed to the District from Bright House.

Mr. Smith pointed out that the Frontier bill was \$592.00 the month prior and was only supposed to be \$100.00 a month. Ms. Thibault stated that she would look into this.

Mr. Pellán noted that the check detail did not correlate to the disbursements for DPFG. Ms. Thibault indicated that she would run the check using a check register. Mr. Pellán additionally mentioned that Innersync was not in the check detail. Ms. Thibault stated that she would run this by the check register as well.

Mr. Pellán inquired about the invoice for the Florida Natives Nursery, in the amount of \$650.00. Ms. Thibault indicated that she would email the invoice to the Board.

On a MOTION by Mr. Pellán, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board accepted the Operation and Maintenance Expenditures for November 2021, for the Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS – Business Items

A. Exhibit 10: Discussion of Dog Park Rules

Ms. Clawson noted that this discussion was meant to be for overall amenity rules and not exclusively for the dog park. Mr. Myhill added that the Chairman had requested for him to review the amenity center policies.

Mr. Smith discussed the second rule of the facilities which stated that members between the ages of 12 and 14 were not permitted to have guests unless accompanied by an adult, while members between the ages of 15 and 17 were permitted to have 1 guest. He expressed that he did not see a difference between a 14 and 15-year-old.

Mr. Pellán pointed out that that the dog park rules conflicted with the signage at the dog park. He stated that written policy indicated that children under 15 must be accompanied by an adult but the sign stated that no children under the age of 12 were allowed.

Mr. Pellan brought up an email Mr. Ruhlig had received regarding aggressive dogs and noted that one of the dogs belonged to a resident who had sent in an email about children under the age of 12 being at the dog park. Mr. Pellan stated that he would like for dog park incidents to be reported to the clubhouse manager and for cameras to be installed at the dog park. He added that he would like children under 12 to be allowed at the dog park with adult supervision.

Mr. Koford expressed liability concerns regarding young children being allowed at the dog park and suggested keeping an age limit in place. Ms. Sandy indicated that language could be added to the dog park sign to help address liability issues. In response to a question from Ms. Sandy, Ms. Clawson confirmed a fob was needed to enter the dog park.

Mr. Pellan agreed with Mr. Koford's concerns regarding poorly supervised children and dogs. He noted that cameras and the card access system would allow the District to know which residents to notify about better controlling their children or dogs.

Ms. Clawson stated that she would like amenity access cards issued to individual family members 18 and older, rather than only issue 2 access card to families. She pointed out that the photos for the cards quickly become out of date as children aged and recalled having difficulties in the past getting the family photos for the cards.

Ms. Clawson clarified that she would not want to issue new cards to all current residents but that she would like to change the process going forward. Mr. Ruhlig commented on potential cost issues with providing cards for large households. Mr. Myhill recommended that the District continue to provide 2 or 3 cards for residents and allow additional cards to be purchased.

Ms. Clawson asked whether Board members should enforce District rules themselves and recalled a recent incident she experienced with trespassing individuals at the pool. Ms. Sandy recommended that Board members not put themselves in a situation that would make them uncomfortable and to notify staff at a later point in time.

Ms. Clawson requested clarification on whether "the District" in the amenity rules referred to Ms. Thibault or members of the Board. Ms. Sandy indicated that the District would include Board members but reiterated that District staff should be contacted about enforcing rules. She added that Ms. Thibault should be contacted before calling the sheriff's office if a staff member was not on site.

Ms. Clawson pointed out that Rule F on page 5 of the amenity rules, which states that residents are permitted to use the dock, outside seating areas, and parking lots after facilities are closed, conflicted with signage around the lake. Mr. Twomey mentioned that he had recently seen children at the playground after 9 p.m. Ms. Clawson indicated that she would like for amenity rules to be updated to match the signs indicating that residents were not permitted to use the amenities after dusk.

Ms. Clawson noted that Rule H on page 5 stated that skateboarding was not permitted anywhere unless otherwise posted but indicated that skateboarding was permitted around the lake. She explained that she was not certain if this exception had been posted.

Mr. Koford recommended removing the sentence that indicated that residents were allowed to use the dock, outside seating areas, and parking lots after dark. Mr. Koford expressed that he did not have a problem with skateboards being used in the playground area and requested for Rule H to be removed.

Multiple supervisors indicated that Rule K on page 5 should be updated to "profanity and/or bullying will not be tolerated."

561 Ms. Clawson asked whether the \$50.00 reservation fee was still accurate and recalled that the fee
562 had increased by \$15.00 due to the additional cleaning required as a result of COVID-19. Ms.
563 Thibault confirmed that Ms. Clawson recalled correctly but that this did not need be updated in the
564 amenity rules, as this was only a temporary change. Ms. Clawson suggested changing the
565 reservation cost in the amenity rules to \$60.00. She suggested increasing the cost for non-member
566 to \$110.00 and charging government units \$60.00 for reservations as well. Ms. Thibault noted that
567 this change would require a public hearing.

568 Mr. Myhill recommended changing any instances of "Recreation Manager" to "Amenity Manager."
569 Ms. Clawson indicated that she agreed with Mr. Myhill.

570 Ms. Clawson recalled that the Board wanted to add a deposit charge for the pavilion and stated that
571 this should be added under Rule 4 on page 8. In response to a question from Mr. Ruhlig, Ms.
572 Clawson confirmed that she would like the pool deck to be included under Rule 4 as well. Mr.
573 Pellan stated that he believed the reservation of the pavilion should be under the playgrounds
574 section of the rules.

575 Ms. Clawson asked where residents using amenity facilities could put their garbage. Mr. Ruhlig
576 indicated that residents were normally not permitted to use the dumpster for their personal trash but
577 were permitted to use the dumpster if they had been using the facilities for a party or a function.
578 Mr. Myhill suggested amending the verbiage for Rule A on page 8 of the amenity rules to specify
579 that those using the facilities were responsible for only removing garbage generated by their party.
580 Mr. Pellan stated that he would like the rules to clarify that the dumpster was permitted to be used.

581 Ms. Clawson commented on Rule 13 on page 11 which stated, "any dog toys inside the Dog Park
582 are prohibited." The Board agreed to remove this rule.

583 Mr. Koford expressed that he felt Rule 15, which stated "dog handlers must fill any holes made by
584 their pets", was impractical. Ms. Thibault suggested changing this rule to "dog handlers are
585 responsible for damages by the dogs."

586 Mr. Myhill suggested making the first rule of the dog park "use at your own risk." Discussion
587 ensued regarding the age limit for the dog park. Mr. Pellan expressed that he wanted children to be
588 allowed in the dog park and reiterated that the cameras would help identify parents who were not
589 supervising their children. He stated that parents that did not properly supervise their children could
590 be banned from the dog park. Mr. Koford indicated that he found this agreeable.

591 In response to a question from Mr. Koford, Ms. Thibault stated that the first rule of the dog park
592 was phrased "use of the dog park is at your own risk."

593 Mr. Pellan noted that the signage would need to be updated after the public hearing had passed.
594 Mr. Henman mentioned that he would be meeting with a sign company onsite the following day.
595 The Board and staff discussed the number of access points for the lake trail and concluded that the
596 rules needed to be updated to indicate that there were now 7 access points.

597 Ms. Clawson commented on the discrepancy between the pool and park hours and expressed that
598 she would like for both to open at the same time. Ms. Thibault suggested amending the hours to
599 sunrise to sunset. Ms. Clawson indicated that she found this agreeable.

600 Ms. Clawson corrected a typo on page 12 for Rule 7. She noted that Rule 7 was not consistent with
601 Rule K on page 5 and recommending banning the use of profanity, bullying, and/or disruptive
602 behavior for both rules.

603 Ms. Clawson noted that a rule for the pool stated that "amenity cards must be readily available to
604 staff" and stated that she would like for this rule to be in place for all amenities.

Ms. Clawson brought up Rule 6 on page 13, which required bathing attire to be worn by all individuals using the pool facilities. She explained that some women used the pool facilities fully-dressed for cultural reasons and expressed that this should be allowed. Ms. Thibault indicated that she would remove the line that stated only bathing suits were allowed.

Ms. Clawson indicated that she would like for Rule 22 on page 14, which stated to call 911 in the event of an emergency, to be included in every section of the amenity rules.

Ms. Clawson additionally noted the reservation fee for the pool needed to be changed to \$60.00.

Mr. Koford indicated that the correct phrasing for Rule 2 on page 15 was "first served".

Ms. Thibault stated that she would incorporate these changes on a redline document that would also include Mr. Myhill's changes for a final review that would take place the following month. She added that a public hearing would be held as well.

(Mr. Smith left the meeting at 9:01 p.m.)

SIXTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 11: Ratification of Kutak Rock Agreement

On a MOTION by Mr. Koford, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the ratification of the Kutak Rock Agreement for the Long Lake Ranch Community Development District.

SIXTH ORDER OF BUSINESS – Supervisors Requests

Ms. Clawson indicated that the traffic circles still needed to be discussed and noted that the Board had yet to make a decision regarding the rocks in the playground areas. Mr. Henman recommended using concrete in the playground area. Ms. Clawson and Mr. Twomey expressed support in using concrete.

Ms. Clawson stated that she would like for the broken lids for the utility boxes to be addressed. Mr. Henman noted that he did not think repairs for the lids were included in the contract and that the District would most likely need to pay to repair these. He added that checking on the lids once or twice a year to make sure they were level would help prevent this issue from occurring in the future.

Ms. Clawson requested an update on fence repairs. Mr. Ruhlig explained that he was working on acquiring proposals for this but was having trouble finding companies that would be willing to repair the fence. Ms. Thibault noted that there was \$5,255.00 in reserves for the playground. Discussion regarding fence repair costs ensued.

Ms. Clawson noted that the Board was supposed to follow up on a sidewalk proposal, noting that the Board currently had 2 quotes. Mr. Henman added that another quote was expected from a third company that was scheduled to come out.

Ms. Clawson inquired about the resident requests report. Mr. Ruhlig confirmed that resident requests were being tracked. Ms. Clawson additionally asked about the pressure washing that had been discussed at a previous meeting. Mr. Henman indicated that he would reach out to Fireman Tom's about pressure washing.

Ms. Clawson asked if a maintenance schedule had been put together for the amenity center. Mr. Myhill confirmed that this was in progress.

SEVENTH ORDER OF BUSINESS – Audience Comments – New Business

Mr. Ruhlig stated that a computer at the clubhouse would likely need to be replaced in order to be able to properly handle the security system. Ms. Thibault noted that there was \$1,400.00 in reserves to replace or upgrade the computer.

An audience member expressed that he would be willing to help the District with the plastic telecom pedestal enclosures. Mr. Henman indicated that he would speak with the audience member.

The audience member additionally discussed speeding that had occurred in front of his house. Mr. Henman stated that speeding signs were going to be added to Nature View Dr. and Long Lake Ranch Blvd.

The audience member recalled that Mr. Koford had suggested paying the sheriff's office to patrol the District. The audience member stated that he spoke with the sheriff of Pasco County and relayed that the District did not need to pay the sheriff's office for them to come out.

The audience member additionally discussed grass accumulating around the outside edge of the pond by the mulching mowers. He stated that this would advance the algae in the pond and mentioned that he had taken a video. Ms. Thibault requested for the video to be sent to her, to which the audience member indicated he would.

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Ms. Clawson made a motion to adjourn the meeting.

On a MOTION by Ms. Clawson, SECONDED by Mr. Koford, WITH ALL IN FAVOR, the Board adjourned the meeting for the Long Lake Ranch Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on February 3, 2022.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 12

Who: Howard McGaffney – District Manager

What: December 2021 Operations & Maintenance

When: 02-03-22

Budget Impact: N/A

Decision: N/A

4:51 PM

01/26/22

Long Lake Ranch CDD

Check Detail

December 2021

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12102...	12/10/2021	George Smith, Jr		1101000 · Cash- Op...		-184.70
Bill	202114	12/10/2021			1511001 · P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	ACH1...	12/09/2021	Frontier		1101000 · Cash- Op...		-95.99
Bill	81394...	11/15/2021			1541003 · Communi...	-95.99	95.99
TOTAL						-95.99	95.99
Bill Pmt -Check	12102...	12/10/2021	Heidi Clawson		1101000 · Cash- Op...		-184.70
Bill	202114	12/10/2021			1511001 · P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	ACH1...	12/09/2021	Frontier		1101000 · Cash- Op...		-155.42
Bill	81340...	11/15/2021			1541003 · Communi...	-155.42	155.42
TOTAL						-155.42	155.42
Bill Pmt -Check	12102...	12/10/2021	Innovative Employ...		1101000 · Cash- Op...		-172.40
Bill	089167	12/10/2021			1511001 · P/R - Boa...	-61.20	61.20
					1511115 · FICA Taxes	-61.20	61.20
					1511005 · Payroll S...	-50.00	50.00
TOTAL						-172.40	172.40
Bill Pmt -Check	12102...	12/10/2021	James Christopher...		1101000 · Cash- Op...		-184.70
Bill	202114	12/10/2021			1511001 · P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	11	12/06/2021	DPFG M&C		1101000 · Cash- Op...		0.00
TOTAL						0.00	0.00

Long Lake Ranch CDD
Check Detail
 December 2021

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12	12/10/2021	William Pellan		1101000 · Cash- Op...		-184.70
Bill	202114	12/10/2021			1511001 · P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1297	12/02/2021	Vesta Property Ser...		1101000 · Cash- Op...		-9,976.23
Bill	392268	12/01/2021			1573010 · Clubhous...	-9,976.23	9,976.23
TOTAL						-9,976.23	9,976.23
Bill Pmt -Check	1298	12/06/2021	DPFG M&C		1101000 · Cash- Op...		-3,958.33
Bill	392287	12/06/2021			1513060 · Accountin...	-3,958.33	3,958.33
TOTAL						-3,958.33	3,958.33
Bill Pmt -Check	1299	12/13/2021	DPFG M&C		1101000 · Cash- Op...		-131.25
Bill	393084	12/08/2021			1513010 · Administr...	-131.25	131.25
TOTAL						-131.25	131.25
Bill Pmt -Check	1300	12/17/2021	DC Integrations LLC		1101000 · Cash- Op...		-2,440.00
Bill	21857	12/17/2021			1521020 · Security ...	-2,440.00	2,440.00
TOTAL						-2,440.00	2,440.00
Bill Pmt -Check	1301	12/17/2021	DC Integrations LLC		1101000 · Cash- Op...		-2,415.00
Bill	21856	12/17/2021			1521020 · Security ...	-760.00	760.00
Bill	21855	12/17/2021			1521020 · Security ...	-1,655.00	1,655.00
TOTAL						-2,415.00	2,415.00
Bill Pmt -Check	1302	12/17/2021	Reed Electric LLC		1101000 · Cash- Op...		-176.60
Bill	0132938	12/17/2021			1541091 · CH Facilit...	-176.60	176.60
TOTAL						-176.60	176.60

4:51 PM

01/26/22

Long Lake Ranch CDD
Check Detail
December 2021

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1303	12/18/2021	Nvirotect Pest Con...		1101000 · Cash- Op...		-146.00
Bill	8876-...	12/18/2021			1551003 · Pest Cont...	-146.00	146.00
TOTAL						-146.00	146.00
Bill Pmt -Check	1304	12/22/2021	Lakeside Heating ,...		1101000 · Cash- Op...		-175.00
Bill	12909	12/22/2021			1541091 · CH Facilit...	-175.00	175.00
TOTAL						-175.00	175.00
Bill Pmt -Check	1305	12/30/2021	Securiteam Inc.		1101000 · Cash- Op...		-1,500.00
Bill	14820	12/30/2021			1521020 · Security ...	-1,500.00	1,500.00
TOTAL						-1,500.00	1,500.00
Bill Pmt -Check	1306	12/30/2021	GHS LLC		1101000 · Cash- Op...		-2,460.00
Bill	2021-...	12/30/2021			1537006 · - Aquatic ...	-2,460.00	2,460.00
TOTAL						-2,460.00	2,460.00



Gross to Net Register

Long Lake Ranch CDD

Payroll # 202114 | Pay Date 12/10/2021 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
Department - *** ; ***							
HEIDI A CLAWSON Y06910	12-10-2021	SAL	SALARY	P-1	1.00	200.0000	200.00
	933136	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
	Gross Pay:	Expenses:	Gross Earnings:	Deductions:		Taxes:	Net Pay:
	200.00	0.00	200.00	0.00		15.30	184.70
JAMES C KOFORD X06909	12-10-2021	SAL	SALARY	P-1	1.00	200.0000	200.00
	933137	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
	Gross Pay:	Expenses:	Gross Earnings:	Deductions:		Taxes:	Net Pay:
	200.00	0.00	200.00	0.00		15.30	184.70
WILLIAM PELLAN Z06911	12-10-2021	SAL	SALARY	P-1	1.00	200.0000	200.00
	12	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
	Gross Pay:	Expenses:	Gross Earnings:	Deductions:		Taxes:	Net Pay:
	200.00	0.00	200.00	0.00		15.30	184.70
GEORGE E SMITH JR A06912	12-10-2021	SAL	SALARY	P-1	1.00	200.0000	200.00
	933138	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
	Gross Pay:	Expenses:	Gross Earnings:	Deductions:		Taxes:	Net Pay:
	200.00	0.00	200.00	0.00		15.30	184.70
Sub Totals : Department - ***							
	Gross Pay:	Expenses:	Gross Earnings:	Deductions:		Taxes:	Net Pay:
	800.00	0.00	800.00	0.00		61.20	738.80



Gross to Net Register

Long Lake Ranch CDD

Payroll # 202114 | Pay Date 12/10/2021 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
	Gross Pay:	Expenses:	Gross Earnings:	Deductions:		Taxes:	Net Pay:
Grand Totals:	800.00	0.00	800.00	0.00		61.20	738.80



Account Summary



New Charges Due Date	12/09/21
Billing Date	11/15/21
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	95.99
Payments Received Thru 11/08/21	-95.99
Thank you for your payment!	
Balance Forward	.00
New Charges	95.99
Total Amount Due	\$95.99


Thank
you

We appreciate your continued business and
remain committed to keeping you connected.



Manage Your Account

To Pay Your Bill


 **Online:** Frontier.com  1.800.801.6652

 **By mail**

To Contact Us

 **Chat:** Frontier.com  **Online:** Frontier.com/helpcenter

 1.800.921.8102  **Tech support:**
Frontier.com/helpcenter

 **Email:** ContactBusiness@ftr.com



P.O. Box 709, South Windsor, CT 06074-9998

----- manifest line -----



LONG LAKE RANCH
19037 LONG LAKE RANCH BLV
LUTZ, FL 33558

**You are all set with Auto Pay! To
review your account, go to
Frontier.com or MyFrontier Mobile
App.**



LONG LAKE RANCH
Date of Bill
Account Number

Page 3 of 3
11/15/21
813-949-6028-061521-5

CURRENT BILLING SUMMARY

Local Service from 11/15/21 to 12/14/21

Qty Description	813/949-6028.0	Charge
Non Basic Charges		
Business FiberOptic Internet 500/500M		95.99
\$10.00 Discount through 06/14/23		
Total Non Basic Charges		95.99

TOTAL 95.99





Account Summary



New Charges Due Date	12/09/21
Billing Date	11/15/21
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	155.42
Payments Received Thru 11/08/21	-155.42
Thank you for your payment!	
Balance Forward	.00
New Charges	155.42
Total Amount Due	\$155.42


Thank
you

We appreciate your continued business and
remain committed to keeping you connected.

Manage Your Account

To Pay Your Bill


 **Online:** Frontier.com  1.800.801.6652

 **By mail**

To Contact Us

 **Chat:** Frontier.com  **Online:** Frontier.com/helpcenter

 1.800.921.8102  **Tech support:**
Frontier.com/helpcenter

 **Email:** ContactBusiness@ftr.com



P.O. Box 709, South Windsor, CT 06074-9998

----- manifest line -----



LONG LAKE RANCH
19037 LONG LAKE RANCH BLV
LUTZ, FL 33558-5507

**You are all set with Auto Pay! To
review your account, go to
Frontier.com or MyFrontier Mobile
App.**



LONG LAKE RANCH
Date of Bill
Account Number

Page 3 of 4

11/15/21

813-406-4423-061521-5

CURRENT BILLING SUMMARY

Local Service from 11/15/21 to 12/14/21

Qty Description	813/406-4423.0	Charge
Basic Charges		
OneVoice Nationwide		29.99
\$10 Voice Discount per Line When Bundled with Internet		
OneVoice Access Line		
Federal Subscriber Line Charge - Bus		6.50
Carrier Cost Recovery Surcharge		5.99
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
Federal USF Recovery Charge		2.62
FL State Communications Services Tax		2.52
FCA Long Distance - Federal USF Surcharge		1.74
County Communications Services Tax		1.24
FL State Gross Receipts Tax		.93
Pasco County 911 Surcharge		.40
Federal Excise Tax		.33
FL Telecommunications Relay Service		.10
FL State Gross Receipts Tax		.06
Total Basic Charges		56.67
Non Basic Charges		
Business FiberOptic Internet 500/500M		95.99
\$10.00 Discount through 06/14/23		
Total Non Basic Charges		95.99
Toll/Other		
Federal Primary Carrier Single Line Charge		1.99
FCA Long Distance - Federal USF Surcharge		.58
FL State Communications Services Tax		.13
County Communications Services Tax		.06
Total Toll/Other		2.76

TOTAL 155.42

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$59.43 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Detail of Frontier Charges

Toll charged to 813/406-4423

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	1 OCT 18	1:30P	4.0	DD	HUDSON FL (727)862-7727	.00 U
E	2 OCT 25	1:27P	4.0	DD	HUDSON FL (727)862-7727	.00 U
E	3 OCT 28	1:36P	5.0	DD	LAKELAND FL (863)797-7525	.00 U
E	4 NOV 11	1:50P	2.0	DD	BRADENTON FL (941)746-7718	.00 U
813/406-4423 Subtotal						.00

Detail of Frontier Com of America Charges

Toll charged to 813/406-4423

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	5 OCT 18	6:03P	1.0	DD	MCINTOSH FL (352)525-0224	.00 U
E	6 OCT 19	6:22P	8.0	DD	BROOKSVL FL (352)650-3104	.00 U
E	7 OCT 19	6:32P	7.0	DD	MORRISTOWN NJ (973)978-8252	.00 U
E	8 OCT 22	10:42A	1.0	DD	ANOKA MN (612)225-6540	.00 U
E	9 OCT 22	1:16P	2.0	DD	LADUE MO (314)755-1264	.00 U
E	10 OCT 25	3:45P	2.0	DD	SYCAMORE IL (815)895-2884	.00 U
E	11 OCT 26	10:17A	2.0	DD	ORLANDO FL (407)883-8619	.00 U
E	12 OCT 26	11:39A	7.0	DD	ORLANDO FL (407)883-8619	.00 U
E	13 NOV 01	1:01P	16.0	DD	FTLAUDERDL FL (954)990-9585	.00 U
E	14 NOV 01	2:20P	2.0	DD	FTLAUDERDL FL (954)990-9585	.00 U
E	15 NOV 01	4:12P	5.0	DD	MYRTLE BCH SC (843)999-2543	.00 U
E	16 NOV 02	12:47P	1.0	DD	ST JOHNS FL (904)217-0516	.00 U
E	17 NOV 02	1:50P	1.0	DD	ST JOHNS FL (904)217-0516	.00 U
E	18 NOV 04	6:01P	231.0	DD	PHILA PA (267)807-9601	.00 U
E	19 NOV 08	9:29A	1.0	DD	PORTLAND ME (207)352-8273	.00 U
E	20 NOV 08	12:19P	6.0	DD	VACAVILLE CA (707)724-2000	.00 U
E	21 NOV 09	10:48A	1.0	DD	WEEKICHSPG FL (352)683-2227	.00 U
E	22 NOV 09	1:41P	4.0	DD	KIRKWOOD MO (314)681-0879	.00 U





LONG LAKE RANCH

Page 4 of 4

Date of Bill

11/15/21

Account Number

813-406-4423-061521-5

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	23 NOV 09	2:43P	1.0	DD	FTLAUDERDL FL (954) 990-9585	.00 U
E	24 NOV 09	2:56P	11.0	DD	SANFORD FL (407) 330-9466	.00 U
E	25 NOV 09	3:10P	1.0	DD	SANFORD FL (407) 330-9466	.00 U
E	26 NOV 10	12:58P	1.0	DD	WEEKICHSPG FL (352) 683-2227	.00 U
E	27 NOV 10	1:43P	1.0	DD	WEEKICHSPG FL (352) 683-2227	.00 U
E	28 NOV 10	1:48P	5.0	DD	WARREN MI (586) 978-4214	.00 U
E	29 NOV 10	1:57P	8.0	DD	WARREN MI (586) 978-4214	.00 U
E	30 NOV 10	2:05P	21.0	DD	WARREN MI (586) 978-4214	.00 U
E	31 NOV 11	11:47A	2.0	DN	WEEKICHSPG FL (352) 683-2227	.00 U
E	32 NOV 11	12:08P	8.0	DN	JACKSONVL FL (904) 536-1088	.00 U
E	33 NOV 11	3:07P	1.0	DD	ANOKA MN (612) 225-6540	.00 U
E	34 NOV 11	4:04P	2.0	DD	ANOKA MN (612) 225-6540	.00 U
E	35 NOV 11	6:00P	6.0	DD	DECKERS CO (720) 740-9677	.00 U
E	36 NOV 11	6:07P	1.0	DD	DECKERS CO (720) 740-9677	.00 U
E	37 NOV 11	6:14P	57.0	DD	DECKERS CO (720) 740-9677	.00 U
E	38 NOV 13	11:24A	1.0	DD	DENVER CO (303) 888-1052	.00 U
E	39 NOV 13	12:14P	3.0	DD	DENVER CO (303) 888-1052	.00 U
E	40 NOV 13	2:35P	3.0	DD	DANBURY CT (203) 300-4029	.00 U
813/406-4423						Subtotal .00

Legend Call Types:

DD - Day
DN - Night

Caller Summary Report

	Calls	Minutes	Amount
Main Number	40	446	.00
***Customer Summary	40	446	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	4	15	.00
Interstate	20	367	.00
Intrastate	16	64	.00
***Customer Summary	40	446	.00





Invoice 089167
Date 12/10/2021

Pay Period Ending 12/31/2021
Control Number 637-202114

Long Lake Ranch CDD
250 International Pkwy Ste 280
LAKE MARY, FL 32746

GROSS WAGES	800.00
SOCIAL SECURITY & MEDICARE	61.20
FEDERAL UNEMPLOYMENT	0.00
STATE UNEMPLOYMENT	0.00
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
NET PAY CREDIT	-184.70
Check Amt Rebate -184.70 Z06911 PELLAN WILLIAM	
SUB-TOTAL ..	726.50
TOTAL INVOICE	726.50

PAID - Ref
Do Not Remit Payment

XXXXXXXXXX309

726.50



Payroll Register

Long Lake Ranch CDD

Payroll # 202114 | Pay Date 12/10/2021 - Sorted by Department by Employee Name

CLAWSON, HEIDI A

19588 LONG LAKE RANCH BLVD
LUTZ, FL 33558
Title Board Member
Status ACT
Type FT
EEO ADMINISTRATIVE SUPPORT
Employee ID Y06910
Dept W/C FL8810
FLSA Non-Exempt
PayGrd
Salary \$200.00 Monthly
Hire 12-01-2020
Term Review
Employee No
Gender F
DOB 01-10-1971

Tax Filing Info

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal FL	MJ-0		#####0942	#####	C	Balance

Direct Deposit

Earnings

TYPE	CURRENT	MTD	QTD	YTD
SALARY U	1.00	1.00	3.00	11.00
U\$	200.00	200.00	600.00	2,200.00
Totals U	1.00	1.00	3.00	11.00
U\$	200.00	200.00	600.00	2,200.00
Net Totals	184.70	184.70	554.10	2,031.70

Deductions

TYPE	CURRENT	MTD	QTD	YTD
FEDERAL INCOME T	0.00	0.00	0.00	0.00
FICA - MEDICARE	2.90	2.90	8.70	31.90
FICA - OASDI	12.40	12.40	37.20	136.40
Total Deductions	15.30	15.30	45.90	168.30

Disbursements

VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT
000073	933136	0.00	184.70
Paid Time Off			
DESCRIPTION	CARRYFWD	ACCRUED	USED
Total PTO	0.00	0.00	0.00

KOFORD, JAMES C

1312 MULTIFLORA LOOP
LUTZ, FL 33558
Title Board Member
Status ACT
Type FT
EEO ADMINISTRATIVE SUPPORT
Employee ID X06909
Dept W/C FL8810
FLSA Non-Exempt
PayGrd
Salary \$200.00 Monthly
Hire 12-01-2020
Term Review
Employee No
Gender M
DOB 08-16-1972

Tax Filing Info

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal FL	SS-0		#####7102	#####	C	Balance

Direct Deposit

Earnings

TYPE	CURRENT	MTD	QTD	YTD
SALARY U	1.00	1.00	3.00	9.00
U\$	200.00	200.00	600.00	1,800.00
Totals U	1.00	1.00	3.00	9.00
U\$	200.00	200.00	600.00	1,800.00
Net Totals	184.70	184.70	554.10	1,662.30

Deductions

TYPE	CURRENT	MTD	QTD	YTD
FEDERAL INCOME T	0.00	0.00	0.00	0.00
FICA - MEDICARE	2.90	2.90	8.70	26.10
FICA - OASDI	12.40	12.40	37.20	111.60
Total Deductions	15.30	15.30	45.90	137.70

Disbursements

VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT
000072	933137	0.00	184.70
Paid Time Off			
DESCRIPTION	CARRYFWD	ACCRUED	USED
Total PTO	0.00	0.00	0.00



Payroll Register

Long Lake Ranch CDD

Payroll # 202114 | Pay Date 12/10/2021 - Sorted by Department by Employee Name

PELLAN, WILLIAM

19078 LONG LAKE RANCH BLVD
LUTZ, FL 33558
Title Board Member
Status ACT
Type FT
EEO ADMINISTRATIVE SUPPORT

Employee ID Z06911
Dept W/C FL8810
FLSA Non-Exempt
PayGrd
Salary \$200.00 Monthly

Hire 12-01-2020
Term Review
Employee No
Gender M
DOB 11-21-1968

Tax Filing Info

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal FL	SS-0					

Direct Deposit

Earnings

TYPE	CURRENT	MTD	QTD	YTD
SALARY U	1.00	1.00	3.00	11.00
U\$	200.00	200.00	600.00	2,200.00
Totals U	1.00	1.00	3.00	11.00
U\$	200.00	200.00	600.00	2,200.00
Net Totals	184.70	184.70	554.10	2,031.70

Deductions

TYPE	CURRENT	MTD	QTD	YTD
FEDERAL INCOME T	0.00	0.00	0.00	0.00
FICA - MEDICARE	2.90	2.90	8.70	31.90
FICA - OASDI	12.40	12.40	37.20	136.40
Total Deductions	15.30	15.30	45.90	168.30

Disbursements

VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT	
000074	12	184.70	0.00	
Paid Time Off				
DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
Total PTO	0.00	0.00	0.00	0.00

SMITH JR, GEORGE E

1530 FOX GRAPE LOOP
LUTZ, FL 33558
Title Board Member
Status ACT
Type FT
EEO ADMINISTRATIVE SUPPORT

Employee ID A06912
Dept W/C FL8810
FLSA Non-Exempt
PayGrd
Salary \$200.00 Monthly

Hire 12-01-2020
Term Review
Employee No
Gender M
DOB 02-06-1963

Tax Filing Info

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal FL	SS-0		#####3649	#####	C	Balance

Direct Deposit

Earnings

TYPE	CURRENT	MTD	QTD	YTD
SALARY U	1.00	1.00	3.00	11.00
U\$	200.00	200.00	600.00	2,200.00
Totals U	1.00	1.00	3.00	11.00
U\$	200.00	200.00	600.00	2,200.00
Net Totals	184.70	184.70	554.10	2,031.70

Deductions

TYPE	CURRENT	MTD	QTD	YTD
FEDERAL INCOME T	0.00	0.00	0.00	0.00
FICA - MEDICARE	2.90	2.90	8.70	31.90
FICA - OASDI	12.40	12.40	37.20	136.40
Total Deductions	15.30	15.30	45.90	168.30

Disbursements

VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT	
000071	933138	0.00	184.70	
Paid Time Off				
DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
Total PTO	0.00	0.00	0.00	0.00



Payroll Register

Long Lake Ranch CDD

Payroll # 202114 | Pay Date 12/10/2021 - Sorted by Department by Employee Name

Totals for Department : (None) - (None)

Earnings

Deductions

Paid Time Off

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
SALARY U	4.00	4.00	12.00	42.00										
U\$	800.00	800.00	2,400.00	8,400.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	Total PTO	0.00	0.00	0.00	0.00
Totals U	4.00	4.00	12.00	42.00	FICA - MEDICARE	11.60	11.60	34.80	121.80					
U\$	800.00	800.00	2,400.00	8,400.00	FICA - OASDI	49.60	49.60	148.80	520.80					
Net Totals	738.80	738.80	2,216.40	7,757.40	Total Deductions	61.20	61.20	183.60	642.60					



INNOVATIVE
EMPLOYER SOLUTIONS

Payroll Register

Long Lake Ranch CDD

Payroll # 202114 | Pay Date 12/10/2021 - Sorted by Department by Employee Name

TOTALS FOR ALL EMPLOYEES

Earnings

Deductions

Paid Time Off

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
SALARY U	4.00	4.00	12.00	42.00										
U\$	800.00	800.00	2,400.00	8,400.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	Total PTO	0.00	0.00	0.00	0.00
REGULAR (HRS) H	0.00	0.00	0.00	0.00	FICA - MEDICARE	11.60	11.60	34.80	121.80					
H\$	0.00	0.00	0.00	0.00	FICA - OASDI	49.60	49.60	148.80	520.80					
Totals H	0.00	0.00	0.00	0.00	Total Deductions	61.20	61.20	183.60	642.60					
H\$	0.00	0.00	0.00	0.00										
Totals U	4.00	4.00	12.00	42.00										
U\$	800.00	800.00	2,400.00	8,400.00										
Net Totals	738.80	738.80	2,216.40	7,757.40										

Total Employee Count : 4



250 International Parkway, Suite 280

Lake Mary, FL 32746

TEL: 321-263-0132

Bill To

DPFG, LLC
Long Lake Ranch Community Development District
250 International Parkway
Suite #280
Lake Mary FL 32746

Invoice

Date 12/1/2021

Invoice # 392287

In Reference To:

Monthly contracted management fess, as follows:

PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
DPFG M&C
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202

Description	Quantity	Rate	Amount
Professional Management Services	1		1,437.50
Accounting Services	1		1,458.33
Assessment Roll & Revenue Collection Services	1		333.33
General Administration Services	1		312.50
Field Operation Services	1		416.67
Total			\$3,958.33



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 392268
Date 12/1/2021
Terms
Due Date 12/31/2021
Memo Dec 2021 Fees

Bill To

Long Lake Ranch CDD
250 International Parkway
Suite #280
Lake Mary FL 32746

Description	Quantity	Rate	Amount
Amenity Management Services	1	5,960.97	5,960.97
Amenity Staffing Services	1	1,350.26	1,350.26
Pool Service	1	1,332.50	1,332.50
Dog Waste Management	1	1,332.50	1,332.50

Total \$9,976.23



250 International Parkway, Suite 280

Lake Mary, FL 32746

TEL: 321-263-0132

Bill To

DPFG, LLC
Long Lake Ranch Community Development District
250 International Parkway
Suite #280
Lake Mary FL 32746

Invoice

Date 12/8/2021

Invoice # 393084

In Reference To:

Meeting Fees as follows;

PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
DPFG M&C
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202

Description	Quantity	Rate	Amount
Extended Meeting Fee 12/08 - 6pm to 9:00pm	0.75	175.00	131.25

Total \$131.25

DC Integrations LLC

PO Box 1225
Polk City, FL 33868 US
+1 8637977525
Chris@DCintegrations.net

**INVOICE**

BILL TO
Long Lake Ranch

SHIP TO
Long Lake Ranch
19037 Long Lake Ranch Blvd
Lutz, FL 33558 USA

INVOICE 21857
DATE 12/17/2021
TERMS Due on receipt
DUE DATE 12/17/2021

DESCRIPTION	QTY	RATE	AMOUNT
Install per quote TH21611/ replacement cameras	0.50	4,880.00	2,440.00

SUBTOTAL	2,440.00
TAX	0.00
TOTAL	2,440.00
BALANCE DUE	\$2,440.00

DC Integrations LLC

PO Box 1225

Polk City, FL 33868 US

+1 8637977525

Chris@DCintegrations.net

**INVOICE**BILL TO
Long Lake RanchSHIP TO
Long Lake Ranch
19037 Long Lake Ranch Blvd
Lutz, FL 33558 USAINVOICE 21856
DATE 12/17/2021
TERMS Due on receipt
DUE DATE 12/17/2021

DESCRIPTION	QTY	RATE	AMOUNT
Install per quote TH21610/ labor only	0.50	1,520.00	760.00
SUBTOTAL			760.00
TAX			0.00
TOTAL			760.00
BALANCE DUE			\$760.00

DC Integrations LLC

PO Box 1225

Polk City, FL 33868 US

+1 8637977525

Chris@DCintegrations.net

**INVOICE**BILL TO
Long Lake RanchSHIP TO
Long Lake Ranch
19037 Long Lake Ranch Blvd
Lutz, FL 33558 USAINVOICE 21855
DATE 12/17/2021
TERMS Due on receipt
DUE DATE 12/17/2021

DESCRIPTION	QTY	RATE	AMOUNT
Install per quote TH21612/ wireless connection.	0.50	3,310.00	1,655.00
SUBTOTAL			1,655.00
TAX			0.00
TOTAL			1,655.00
BALANCE DUE			\$1,655.00

Reed Electric, LLC
PO box 7897
Wesley Chapel, FL 33545

Invoice

Date	P.O. No.
12/14/2021	

reedelectricfl.com

Long Lake Ranch CDD
c/o Vesta property services
250 International Parkway
Suite 280
Lake Mary, FL 32746

		Project	Invoice No.
		T&M	0132938
Description	Qty	Rate	Total
Troubleshoot power for christmas lights			
-Replace GFCI and cover			
-Recommend replacing christmas light timer			
Service Electrician	1.5	87.00	130.50
20A GFCI receptacle	1	29.84	29.84
in use cover	1	16.26	16.26
		Total	\$176.60
		Payments/Credits	\$0.00
		Balance Due	\$176.60

Approved: please execute payment

Brent Henman

**NVIROTECT**

PEST CONTROL SERVICES

Lawn & Shrub Care Division

16210 North Florida Avenue

Lutz, FL 33549

813.968.7031 Ext. 205

billing@nvirotect.com

DPFG
EMAIL INVOICES
districtap@dpfgmc.com

Service Location:
DPFG - Long Lake Ranch CDD
19037 Long Lake Ranch Blvd
Lutz, FL 33558

**PAST DUE**

Date: 12/07/2021

STATEMENT OF ACCOUNT

Please Include Your Account Number: 8876**Past-Due Amount: \$146.00****Current Amount Due: \$0.00****Total Balance Due: \$146.00****[CLICK HERE TO PAY ONLINE!](#)**

"Like" us on Facebook and receive \$5.00 off your next invoice.

Credit Card Information	
Email Address for Paperless Billing:	Account Number:
Credit Card Type: <input type="checkbox"/> Discover <input type="checkbox"/> Visa <input type="checkbox"/> MasterCard	
Credit Card Number:	Expiration Date:
Name as it Appears on Credit Card:	
Payment Amount:	<input type="checkbox"/> Please Check to Use This Card for Ongoing Automatic Payments:
Signature:	Date:



For Paperless Billing, Send Your Email Address to billing@nvirotect.com.



Lakeside Heating, Cooling & Plumbing

4608 Land O Lakes Blvd., Unit B
Land O'Lakes, FL 34639

INVOICE	#12909
SERVICE DATE	Dec 20, 2021
INVOICE DATE	Dec 20, 2021
DUE	upon receipt

AMOUNT DUE	\$175.00
------------	-----------------

Long Lake Ranch Clubhouse
19037 Long Lake Ranch Blvd
Lutz, FL 33558

CONTACT US

(813) 444-9474
jackie@lakesidecomfortpros.com

(813) 406-4423
manager@longlakeranchclub.com

INVOICE

Services	qty	unit price	amount
AC- 1010-70 Com Maintenance (PMA) - AC - (PMA) Maint Agree	1.0	\$175.00	\$175.00

Preventative Maintenance Agreement (PMA)

** INCLUDES TWO VISITS PER YEAR

In order for your unit(s) to run at optimum levels, it is important to have the unit(s) serviced on a yearly basis, making sure that all the components are operating correctly. Having this important service done consistently on a yearly basis, will extend the life of your equipment (as well as your investment). This service includes the following:

- Blower Motor – measure amperage and voltage for proper operation
- Thermostat – test for proper operation, calibration
- Cleaning existing air filter (as needed)
- Bearing – inspect for wear and lubricate
- Inspect indoor coil if accessible
- Confirm proper return air and size
- Inspect Condenser Coil
- Refrigerate – monitor operating pressures
- Safety Devices – inspect for proper operation
- Electrical Disconnect Box – inspect for proper rating and safe installation
- Electrical Wiring – inspect and tighten connections
- Contactors - Test/inspect for burned, pitted contacts
- Inspect electrical for exposed wiring
- Inspect and test capacitors
- Inspect fan blade
- Clean condenser coil and remove debris
- Inspect service valves for proper operation
- Measure Supply/Return temperature differential
- Compressor – monitor, measure amperage and volt draw and wiring connections
- Check Unit for Time Delay Relay
- Inspect suction line for proper fittings
- Fittings - Inspect for signs of oil and/or leakage
- Check lines and fittings with refrigerant leak detector

This will also allow for preferred customer pricing on repairs and unit replacements.

AC - 1010-20 Com Clean & Tune - Clean & Tune

Commercial Clean & Tune System
First Visit

Upon inspection found condensate pump to be faulty and condenser to have a weak 45/5 capacitor. Needs a new condensate pump and 45/5 capacitor to operate correctly.

I went ahead and piped the drain line to a bucket for now, so it's not dripping on the floor. I advised customer to keep a eye on the bucket because it will need to be emptied every so often until a new condensate pump is installed.

Total

LLR DJB 12-20

\$175.00

Securiteam
13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR@mysecuriteam.com

Invoice



Bill To
Long Lake Ranch CDD C/O DPFG Mgmt 250 international Pkwy Ste 280 Lake Mary, FL 32746

Installation Address
Lake Waters Cabana (aka Westlake Pavillion or Foxtail Townhome Pool) 2042 Lake Waters Place Lutz, FL 33559

Invoice Date	Invoice #	P.O. No.	Due Date	Rep	Quote #
11/1/2021	14820		11/16/2021	RAC	HID ICLASS 985

QTY	Description
	Event Based Remote Video Monitoring Cancellation

		Subtotal	\$1,500.00
		Sales Tax (0.0%)	\$0.00
		Total	\$1,500.00
		Payments/Credits	\$0.00
		Balance Due	\$1,500.00



www.ghsenvironmental.com
P.O. Box 55802
St Petersburg, FL 33732

Invoice

Date: 12/28/2021
Invoice #: 2021-608

To:

Long Lake Ranch CDD
DPFG Management & Consulting LLC
250 International Parkway, Suite 280
Lake Mary, FL 32773

Project: LLR Aquatic Maintenance
Proposal #: 21-213
P.O. #:

		Due Date	Service Date:
		1/27/2022	December 2021
Task #	Description	Project Completion	Amount
Task 1	Aquatic Maintenance Program	83.33%	2,460.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$2,460.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-330-0115. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$2,460.00

EXHIBIT 13

Who: Howard McGaffney – District Manager

What: Amenity Policies

When: 02-03-22

Budget Impact: N/A

Decision: N/A

Long Lake Ranch Community Development District



Recreational Facilities and Parking Rules & Regulations

Adopted on October 2, 2014
Revised on March 5, 2015;
April 16, 2015; October 7,
2015; February 16, 2016;
November 5, 2020
, 2022

Recreational Facilities Rules & Regulations

Table of Contents

General	1
Definitions	1
Conduct Code.....	3
Lease Procedures and Transfer of Privileges	4
Use of Community Facilities.....	4
Community Facility Rental Policies	7
Community Dock and Lakes	9
Fishing	10
Dog Park Rules (the “Dog Park”)	10
Lake Trail.....	11
Playground Rules (the “Park”)	11
Swimming Pool Facility (the “Pool Facilities”)	12
Pool Parties.....	14
Violation of Rules	15
Parking.....	16

Recreational Facilities and Parking Rules & Regulations

General

In accordance with Chapters 190 and 120 of the Florida Statutes, and on [October 1, 2020] at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors ("Board") of the Long Lake Ranch Community Development District (District") adopted the following rules to govern its recreational facilities, parking, and parking enforcement. This rule repeals and supersedes all prior rules governing the same subject matter.

The District has adopted these Rules and Regulations ("Rules") for the safety and security of the District and its Members (as defined herein). The Board may modify these Rules from time to time as needed.

Violations of the Rules are subject to verbal warnings, written warnings, suspension and further actions taken as outlined in the Rules, and deemed appropriate by the Board of and its duly authorized representatives.

Definitions

All capitalized terms shall have the meanings as defined herein.

Adult – An individual eighteen (18) years of age, or older.

Amenity Access Cards – Cards are issued to eligible Members that meet the requirements contained in these Rules strictly for the use of the individual to access the Recreational Facilities in accordance with the Rules. The cards will be issued at the activity center and will contain a photo of the family cardholder.

Annual Pass – an annual pass may be purchased by a non-resident of the District at a cost of \$2,000.00 each per household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and Penalties as Residents within the District.

Board of Supervisors – the Board of Supervisors of the Long Lake Ranch Community Development District.

Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.

Community Facilities – All areas included in the Recreational Facilities and Common Areas.

District Management or District Manager – Those agents and representatives of the management firm hired by the District.

Guest(s) – Any person who is accompanying a Member to the Community Facilities. A Member shall be responsible for all Guests within the Community Facilities. All Members shall remain with their Guests at all times. The Recreation Manager may make accommodations as necessary for unaccompanied Guests. Approvals must be received in advance and are at the discretion of the Recreation Manager.

Member – Shall mean Resident, Annual Passholder or Tenant.

Motorized Vehicle – A motorized vehicle is any type of vehicle that is powered by means other than human power (typically electric or gasoline engine), and includes, but is not limited to passenger vehicles, commercial vehicles of any kind, trucks, limousines, recreational vehicles, tractors, go-carts, golf carts, motorcycles, motor scooters, electric bikes, all-terrain vehicles (“ATV”) or any other related form of transportation devices.

Parked – A vehicle or vessel left unattended by its owner or user.

Properties – Shall mean and refer to that certain real property located within the District boundaries, and such addition thereto as may hereafter be brought within the boundaries of the District.

Recreational Facilities– Includes the swimming pool facilities, activity center, playground, restrooms, basketball, pickleball and tennis courts, dog park, community dock and lake trail.

Recreational Staff (“Staff”) – Those individuals employed by the amenities management firm hired by the District such as Recreation Manager, pool attendants, and maintenance personnel.

Recreation Manager – On-site member of staff responsible for managing the District’s Community Facilities

Resident – A homeowner living within the District’s boundaries.

Rules– Any written rules or regulations adopted, implemented or published by the District or its Board of Supervisors at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, agents and contractors within the Properties.

Tenant – A lessee of a dwelling within the District who has had privileges for use transferred pursuant to these Rules.

Tow-Away Zone – District property in which parking is prohibited and where the District is authorized to initiate a towing and/or removal action.

Vehicle – any mobile item which normally uses wheels, whether motorized or not.

Vessel – Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

Conduct Code

Improper conduct, obscenities, verbal or physical threats by Members and/or Guests will not be tolerated anywhere in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for family and Guests.

All users of the Community Facilities are expected to conduct themselves properly with due consideration for each other and for fellow Members, Guests and Staff. The Recreation Manager has the authority to discipline within the Rules any person for conduct, which in their opinion tends to endanger the welfare, interest or character of the District, as well as for the violations of the specific Rules of the District.

As stated in the Rules, the District and/or Staff have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct, which serves to harass or annoy other persons using or working in the Community Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others and cause them to fear for their physical well-being may be reported to the local law enforcement agency.

Anyone who observes a violation of these Rules shall bring the matter to the attention of any Staff on duty or to District Management. Members are discouraged from trying to enforce the Rules on their own.

Staff and fellow Members and Guests are to be treated in a courteous and considerate manner. No member of Staff shall be reprimanded or harassed in any way by a Member. All complaints regarding services rendered by any Staff member must be made to the Recreation Manager or District Management.

Members shall not engage or direct Staff on any private business, nor shall any Staff member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff members.

Lease Procedures and Transfer of Privileges

Any homeowner permitting a Tenant to occupy his/her dwelling must notify the Recreation Manager. All Tenants living within the District's boundaries must be listed on the Lease Agreement. Leases must contain a clause that indicates the Tenant has received a copy of all District Rules, and agrees to be bound by them. Homeowners may transfer their privileges for use of the Community Facilities to their Tenants by completing the Assignment of Use Form. A Tenant may not transfer privileges to another person. Upon transfer of privileges to a Tenant the homeowner no longer has any privileges to use of Community Facilities until such time that the Recreation Manager is notified of termination of transfer and the Amenity Access Cards for the Tenants are returned. In the event a home is sold, the homeowner's Amenity Access Card is to be turned in to the Recreation Manager. The card will be deactivated and reissued to the new home owner.

Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Recreation Staff may ask to inspect proper identification and those persons not showing it may be required to leave. **All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**
2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given. Guests must be accompanied by a member of the household who is 18 years old or older and must obtain a guest pass from the Recreation Manager. Members 12-14 years of age may not have Guests unless they are accompanied by an Adult. Members 15-17 years of age may have one Guest.
3. Members and Guests may use the Recreational Facilities as follows:
 - a. Each household/Annual Passholder will be issued two (2) Amenity Access Cards. These cards are for use by the cardholder only.
 - b. The card is used to access the swimming pool facility, tennis court, playground, park restrooms, and the open park and/or trail gates. Age restrictions apply.
 - c. When you use the Amenity Access Card, your name and time of entry are registered.

- d. Your card is your responsibility. If you misplace your card please contact the Staff immediately so that the card can be deactivated.
- e. Replacement cards will be issued at a charge of \$25 per card.
- f. Hours for the Community Facilities are posted at the entrance to each facility. ~~Members may use the community dock, outside seating areas and parking lots after the Community Facilities have closed.~~ Pasco County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
- g. When applying for an Amenity Access Card, State issued identification must be presented (i.e. driver's license, birth certificate, or passport), a copy of a utility statement and or a vehicle registration showing the address. Each cardholder is required to sign an Amenity Access Card Agreement. Tenants must also provide a copy of their lease.
- ~~h. Skateboarding or use of similar equipment will not be permitted anywhere on the Community Facilities unless otherwise posted.~~
- ~~i.~~ h. Shirts and shoes are to be worn in the Recreation Facilities, except the swimming pool area.
- ~~j.~~ i. Wet bathing suits are not allowed to be worn inside the Activity Center.
- ~~k.~~ j. Profanity, bullying, and/or bullying disruptive behavior will not be tolerated.
- ~~l.~~ k. No vandalizing of Community Facilities.
- ~~m.~~ l. Anyone under the age of fifteen (15) must be accompanied by an Adult while at the swimming pool facilities and dog park. Anyone under the age of twelve (12) must be accompanied by an Adult while at all other Recreational Facilities.
- ~~n.~~ m. Diving or flips into the lake from the community dock or from the deck into the swimming pool will not be allowed
- ~~o.~~ n. No fighting.
- ~~p.~~ o. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.
- ~~q.~~ p. With the exception of a community sponsored event where alcoholic beverages are permitted, Members or Guest may not bring or consume alcoholic beverages within the Community Facilities. No one under the age of twenty-one (21) is allowed to bring or consume alcoholic beverages

within the Community Facilities. Residents who are under the influence of alcoholic beverages or illegal drugs will be asked to leave the premises immediately.

f.g. Use of tobacco products, vaping, marijuana, illegal drugs and paraphernalia are prohibited.

s.f. No pets (except for service animals as defined by Florida Law) will be allowed in the Activity Center, the swimming pool area, or other posted areas, with the exception of community events and or programs. With the exception of the Dog Park, all pets must be on a leash when on any Common Areas.

t.s. Community Facilities shall be used only for the purpose for which they are designed.

t. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed. Violations could result in suspension of amenity privileges.

u. Call 911 in the event of an emergency.

4. Community property may not be removed or altered from any Community Facility without written consent of the Board of Supervisors or District Manager.
5. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.
6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by Members. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family and Guests.
7. In accordance with the Florida Clean Indoor Air Act, smoking and vaping are prohibited within the Community Facilities.
8. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.
9. Programs may be offered at the Recreational Facilities for Members' participation. These programs may have a cost for participation. All instructors are independent contractors that must be approved, certified, insured and must have a contractual agreement with the District.
10. With the exception of a community sponsored events, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.

Formatted: Font: 12 pt

Formatted: Justified, Indent: Left: 0.14", Hanging: 0.5", Right: 0", Space Before: 0 pt, No bullets or numbering, Tab stops: Not at 1.14"

Formatted: Font: 12 pt

Formatted: Right: 0", Space Before: 0 pt, Tab stops: Not at 1.14"

11. Sports equipment may be borrowed from the Clubhouse office, provided that a Member Access Card is left at the office to ensure the return of the equipment. Members will be required to pay for any replacement of equipment if the equipment is damaged or lost. Management may suspend all amenity privileges in accordance with the Violation of Rules and Regulations herein provided until the matter is resolved.
12. Motorized Vehicles are prohibited on District Common Areas, , including but not limited to stormwater pond banks and landscape buffers, and the lake trail. Notwithstanding the prior sentence, District staff, employees and vendors/consultants are authorized to use Motorized Vehicles on District Common Areas and the lake trail as needed in relation to work conducted on behalf of the District.

Community Facility Rental Policies

Members and non-Members may reserve for rental the multi-purpose room located in the Activity Center and Tennis/Pickleball Court for private events/play. Reservation of the Tennis/Pickleball Court is specifically addressed in the section regarding the Tennis/Pickleball Court. Reservation of the pavilion area within the Park (as hereinafter defined) is specifically addressed in the section regarding Playground Rules. The following is particular to the Activity Center. The daily guest limits referenced in these Rules shall not apply to guests attending a private function. Members and non-Members interested in reserving the multi-purpose room should contact the Recreation Manager regarding the anticipated date and time of the event to determine availability. Community Facilities are not available for reservation when those facilities have been otherwise reserved for use by the District or HOA, Master Association.

1. *Available Facilities:* The following Community Facilities are available for private rental for up to four (4) total hours (including set-up and post-event cleanup), at the following rates:
 - Multi-purpose Room in Activity Center
 - Reservation by the District or the Long Lake Ranch HOA, Master Association – no charge
 - Reservation by Members - ~~\$50.00~~60.00
 - Reservation by non-Members - ~~\$100.00~~110.00
 - Reservation by other governmental unit - ~~\$50.00~~60.00

No alcohol may be served at private events.

The Member or non-Member renting any portion of the Community Facilities shall be responsible for any and all damage and expenses arising from the rental.

2. *Reservations:* Members and non-Members interested in making a reservation must submit to the Recreation Manager a completed Use Application. At the time of submission, two (2) checks or money orders (no cash) made out to the *Long Lake Ranch Community Development District* should be submitted to the Recreation Manager. One (1) check should be in the amount of the room rental fee referenced above and the other check should be in the amount of a deposit (see subsection 4. below). The Recreation Manager will review the Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed in writing to the District's Board of Supervisors for consideration. For consideration, all written appeals should be delivered to the District Manager.
3. *Staffing:* When Staff is required at a private event, Members shall be required to pay for the Staff at a rate to be determined by the Recreation Manager.
4. *Deposit:* As stated above, private rental of the multi-purpose room in the Activity Center, playground pavilion, or pool deck requires a deposit according to the following schedule at the time the reservation is approved:
 - Reservation by the District or the Long Lake Ranch HOA, Master Association – no deposit required
 - Reservation by Members - \$300.00
 - Reservation by non-Members - \$600.00
 - Reservation by other governmental unit - \$100.00

To receive a full refund of the deposit, and to avoid cleaning charges following a private rental, the following must be completed:

- a. Ensure that all garbage is removed from the premises.
- b. Remove all displays, favors or remnants of the event.
- c. Restore the furniture and other items to their original position.
- d. Wipe off tabletops, etc.
- e. Ensure that no property has been removed from the Activity Center.
- f. Ensure that no damage has occurred to the Activity Center and/or any property in the Activity Center.

The Recreation Manager shall determine the amount of deposit to return, if any. Deposit checks will be returned only to the individual who completed the Use Application or to a party designated by such individual at the time of submittal of the Use Application.

5. *Adherence to Rules.* Members or non-Members, as the case may be, and their Guests are required to adhere to all Rules Failure to comply with such Rules may result in the forfeiture of the deposit.

6. *Additional Cleaning.* If additional cleaning of rented facilities is required, the Member reserving the facility will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Members may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District.
7. *General Policies:*
 - a. No decorations may be affixed to the walls, doors or any fixtures.
 - b. The volume of live or recorded music must not violate applicable Pasco County noise ordinances.
 - c. Event Liability coverage may be required on a case by case basis in the sole discretion of the Board of Supervisors.

Community Dock and Lakes

1. Swimming is not permitted in any of the stormwater ponds within the District, inclusive of the lake
2. The operation of motorized watercraft upon the stormwater ponds within the District, inclusive of the lake, is prohibited. This shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. The operation of non-motorized watercraft is allowed solely upon the waterbodies identified in the "Fishing and Boating Area Map" attached hereto as **Exhibit A**. The location of permissible points of entry and exit for non-motorized watercraft are identified on the Map.
4. Diving, running and/or flipping off of the dock is not allowed.
5. Glass containers are not allowed on the dock or near the lake.
6. Anyone under the age of twelve (12) must be accompanied by an Adult Member at all times.
7. Use of tobacco products, vaping, marijuana, illegal drugs and paraphernalia are prohibited on the dock.
8. Items left on the dock or near the lake after dusk will be kept in the Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.

8-9. Call 911 in the event of an emergency.

Formatted: Font: 12 pt

Formatted: Justified, Indent: Left: 0.14", Hanging: 0.5", Right: 0", No bullets or numbering, Tab stops: Not at 0.64"

Formatted: Font: 12 pt

Formatted: Right: 0", Tab stops: Not at 0.64"

Fishing

1. The District ponds and other stormwater management facilities ("Ponds") primarily function as retention Ponds to facilitate the District's treatment of stormwater run-off and overflow. As a result, contaminants may be present in the water. Fishing shall be catch and release **only**.
2. Fishing in the District's stormwater ponds is prohibited except: (1) by Members in those designated areas identified in the Fishing and Boating Area Map attached hereto as **Exhibit A**; and (2) by Members directly behind such Members own lot (i.e., outside of the designated fishing areas identified in Exhibit A, fishing behind a home other than your own is not permitted). Permitted fishing area may be subject to change.
3. The District's Ponds are subject to environmental permits; therefore the policies provided herein related to the Ponds may be subject to change in accordance with such permits.
- 3.4. Call 911 in the event of an emergency.

Dog Park Rules (the "Dog Park") – Use of the dog park is at your own risk

1. Dogs must be on leashes at all times, except within the Dog Park area.
2. Dogs inside the Dog Park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
3. Dog handler must have the leash with them at all times.
4. Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
5. Dogs must be vaccinated and wear a visible rabies and license tag at all times.
6. Limit three dogs per Adult dog handler.
7. Puppies under four months of age should not enter the Dog Park.
8. Children under the age of fifteen (15) must be accompanied by a parent or adult while within the Dog Park area.
9. Dog handlers are responsible for the behavior of their animals.
10. Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.
11. Female dogs in heat are not permitted in the Dog Park.

Formatted: Font: 12 pt

Formatted: Justified, Indent: Left: 0.14", Hanging: 0.5", Right: 0", Space Before: 0 pt, No bullets or numbering, Tab stops: Not at 0.64"

Formatted: Font: 12 pt

Formatted: Right: 0", Space Before: 0 pt, Tab stops: Not at 0.64"

12. Human or dog food inside the Dog Park is prohibited.

~~13. Any dog toys inside the Dog Park are prohibited.~~

~~14.~~13. Dog handlers must clean up any dog droppings made by their pets.

~~15.~~14. Dog handlers must fill in any holes made by their pets are responsible for damages by their dogs in the dog park.

~~16.~~15. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.

~~17.~~16. Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.

~~18.~~17. Use of tobacco products, vaping, marijuana, illegal drugs and paraphernalia are prohibited in the Dog Park.

18. The Dog Park area is equipped with closed-circuit surveillance cameras.

19. Call 911 in the event of an emergency.

Formatted: Font: 12 pt

Formatted: Tab stops: Not at 0.64" + 0.64"

Lake Trail

1. There are ~~five (5)~~seven (7) access points for the lake trail. Residents are prohibited from altering any District property adjacent to or abutting their homes to provide for an additional point of access to the lake trail.

2. Pedestrians have the right-of-way.

~~2-3.~~ Call 911 in the event of an emergency.

Formatted: Font: 12 pt

Formatted: Justified, Indent: Left: 0.14", Hanging: 0.5", No bullets or numbering, Tab stops: Not at 0.64" + 0.64"

~~3-4.~~ Allow other walkers, runners, bikers or skateboarders who may be following to safely pass on your left.

Formatted: Indent: Hanging: 0.5", Tab stops: Not at 0.64" + 0.64"

~~4-5.~~ Bicycles and skateboards are allowed on the trail. Bikers and skateboarders should stay to the left when passing pedestrians.

Formatted: Font: 12 pt

~~5-6.~~ Children under the age of twelve (12) must be accompanied by an Adult.

~~6-7.~~ The fence which surrounds the lake trail is the property of the District and may not be removed or altered in any way by Members.

~~7-8.~~ Motorized Vehicles are prohibited on the lake trail, except for District staff, employees and vendor/consultants as needed in relation to work conducted on behalf of the District.

Playground Rules (the "Park")

1. Park hours are from ~~8:00 AM till dusk~~sunrise to sunset.
2. The play structures are designed for children under the age of twelve (12).
3. Children under the age of twelve (12) must be supervised by an Adult at all times.
4. No glass containers are allowed in area.
5. Alcoholic beverages are not allowed in the Park.
6. Use of vaping, tobacco products, marijuana, illegal drugs and paraphernalia are prohibited in the Park.
7. Use of profanity and/or disruptive behavior will not be tolerated.
8. Report violators, damaged equipment and unsafe conditions to the Recreation Manager.
9. Call 911 in the event of an emergency and inform the Recreation Manager and District Manager.
10. The Park is equipped with closed-circuit surveillance cameras.
11. Members may reserve the pavilion within the Park for private events/play at no cost. The daily guest limits referenced in these Rules shall not apply to guests attending a private function; however guests shall be limited to twenty (20) individuals. Members interested in reserving the pavilion should contact the Recreation Manager regarding the anticipated date and time of the event to determine availability. All parties must be registered with the Recreation Manager. The reservation time is limited to four (4) hours. Resident is responsible for all clean up and disposal of items related to the private event.

Swimming Pool Facility (the "Pool Facilities")

1. The Pool Facilities are open from 7:00 am until dusk.
2. Amenity Access Cards must be readily available to Staff when using the Pool Facilities.
3. Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk.
4. Children under the age of fifteen (15) must be accompanied by an Adult at all times while using the Pool Facilities.

5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Pasco County and the State of Florida.

6. Proper swimming attire must be worn while using the Pool Facilities. ~~(Bathing suits only)~~ No thong swimwear is permitted at the Pool Facilities.
7. Use of vaping, tobacco products, marijuana, illegal drugs and paraphernalia are prohibited in the Pool Facilities.
8. No diving is allowed.
9. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
10. No floatation devices are permitted in the pool, except for swim aids and water aerobic equipment.
11. No running or rough housing is allowed in the swimming Pool Facilities.
12. No animals with the exception of qualified service animals are allowed within the Pool Facilities.
13. Alcohol is prohibited at the Pool Facilities.
14. No glass containers of any kind are allowed in the Pool Facilities.
15. Radios and/or "boom boxes" may not be played at the pool. All portable electronic devices are allowed if headphones are used.
16. Food and beverages are prohibited within four (4) feet of the pool and on the pool wet deck area.
17. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.
18. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
19. Items left in the Pool Facility after dusk will be kept in Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.
20. The Pool Facility cannot be rented for parties or other group functions, except as provided below.
21. Any person swimming after the Pool Facilities are closed may be suspended from the Pool Facilities for the remainder of the year and is subject to trespassing charges.

22. Call 911 in the event of an emergency.
23. The Pool Facilities are equipped with closed circuit surveillance cameras.
24. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

Pool Parties

1. All parties shall be limited to the area of the Pool Facility designated by the Recreation Manager. Unauthorized pool parties are not permitted.
2. All parties must be booked in advance through the Recreation Manager, which the Recreation Manager may approve in his/her sole discretion. Certain dates may be unavailable for parties, as determined in the Recreation Manager's discretion. Only Members can book a pool party.
3. The party is limited to a maximum of twelve (12) people for up to four (4) hours (including set-up and post-event cleanup).
4. For every five (5) children under the age of six (6), at least one adult must be present.
5. All paper goods, including decorations, plates, cups, etc., trash, and food must be removed at the end of the party from the Pool Facility.
6. All food and gift wrap must be kept away from the pool.
7. Tables must be wiped down thoroughly at the end of the party.
8. No balloons, silly string, glitter, confetti or other messy party favors are permitted.
9. Member's fees for pool parties are as follows:
 - a. Reservation: ~~\$50.00~~60.00
 - b. Security Deposit: \$300.00
10. All other Rules provided in the Community Facility Rental Policies shall also apply to Pool Parties. To the extent any provisions in this section conflict with the provisions of the Community Facility Rental Policies, this section shall control.

Tennis/Pickleball and Basketball Court

1. The tennis and pickleball courts can be accessed with the Amenity Access card.
2. Play is on a first come, first served basis unless an event has been planned using these areas or the area is reserved in accordance with the provisions of this section.
3. Proper tennis attire is required while on the courts, such as; sportswear and tennis shoes/sneakers.
4. Profanity and/or disruptive behavior are not permitted.
5. No rollerblades, skateboards, bicycles, children's motorized vehicles or similar equipment are allowed on the tennis/pickleball or basketball courts. The tennis/pickleball and basketball courts may only be utilized for their intended purpose of tennis/pickleball and basketball, respectively.
6. Glass containers are not allowed in the tennis/pickleball or basketball court areas.
7. Vaping, tobacco products, marijuana, illegal drugs and paraphernalia are prohibited on the tennis/pickleball or basketball courts.
8. Portable radios and/or "boom boxes" are not allowed in the tennis/pickleball or basketball areas. All portable electronic devices are allowed if headphones are used.
9. No pets, except for service animals are allowed on the basketball or tennis/pickleball courts.
10. Any Member eighteen (18) years or older may (one time per month) reserve a tennis/pickleball court at no fee for doubles (4 players) or both courts (8 players). Time is limited to ninety (90) minutes. Requests to Recreation Manager must be at least one (1) week in advance in order to give other Members proper notice of a reservation.

Violation of Rules

All persons using or entering the Community Facilities are responsible for compliance with, and shall comply with, the Rules established for the safe operations of the Community Facilities.

1. *Suspension of Rights.* The District, through its Board of Supervisors, District Manager, and/or Recreation Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Community Facilities for any of the following behavior:

- a. Submits false information on any application for use of the Community Facilities;
 - b. Permits the unauthorized use of a Amenity Access Card;
 - c. Exhibits unsatisfactory behavior or appearance;
 - d. Fails to pay amounts owed to the District in a proper and timely manner;
 - e. Fails to abide by any District Rule contained herein;
 - f. Treats the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable or abusive manner;
 - g. Damages or destroys District property; or
 - h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other Members or Guests.
 - i. Any person using the Recreation Facilities after such facilities are closed.
2. *Authority of Recreation Manager.* The Recreation Manager or his or her designee has the ability to remove any person from one or all Community Facilities if any of the above-referenced behaviors are exhibited or actions committed. The Recreation Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed seven days.
3. *Authority of District Manager.* The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period greater than seven days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager.
4. *Legal Action; Criminal Prosecution.* If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

Parking

1. *Introduction:* This Rule authorizes parking in designated areas and the towing/removal of unauthorized vehicles and vessels parking on District property designated as Tow-Away Zones, which are identified on **Exhibit B** attached hereto.

2. *Designated Parking Areas:* Vehicles and vessels may be parked on District property only as indicated on Exhibit A, and as set forth below:

- a. **DISTRICT AND COUNTY ROADWAYS.** Please refer to Chapter 316, *Florida Statutes*, and Sections 70 and 106, Pasco County Code of Ordinances, for laws related to authorized and unauthorized parking of vehicles or vessels on District and County roadways.
- b. **AMENITIES AREAS.** Vehicle parking is permitted for Members, Guests and District staff, employees and vendors/consultants only during the hours set forth below. **ABSENT AN APPLICABLE EXCEPTION AS SET FORTH HEREIN, THERE IS NO PARKING IN THE AREAS IDENTIFIED BELOW EXCEPT WITHIN THE STATED HOURS:**

AMENITY PARKING AREA	HOURS
Activity Center on Long Lake Ranch Boulevard	7:00 AM to 11:00 PM
Townhome Amenity Center on Lake Waters Place	7:00 AM to 11:00 PM

- c. **COMMON PARKING SPACES IN TOWNHOME NEIGHBORHOODS.** Vehicle parking is permitted for Guests and for District staff, employees and vendors/consultants only, in relation to active projects or construction/maintenance-related activities in the common parking spaces in the Townhome Neighborhoods that are denoted with hash marks on **Exhibit B** attached hereto. No other parking, including, but not limited to, parking of Member-owned vehicles, are permitted in these spaces at any time.
- d. **OTHER DISTRICT COMMON AREAS.** Vehicle parking is permitted for District staff, employees and vendors/consultants only, in relation to active projects or construction/maintenance-related activities. No other parking is permitted in these areas at any time

3. *Establishment of Tow-Away Zone.*

- a. **DISTRICT TOW-AWAY ZONES.** All District property in which parking is prohibited as set forth in Section 2 herein, either entirely or during specific hours, or is otherwise identified in **Exhibit B** attached hereto, is hereby declared a Tow-Away Zone. To the extent that parking on District property is only prohibited during specific hours, that portion of District property shall only be considered a Tow-Away Zone during the period of time in which such parking is prohibited.

- b. **DISTRICT AND COUNTY ROADWAYS.** In the event that residents or guests are parking on District or County roadways in contravention of state law and/or local ordinances, the District Manager shall contact the Pasco County Sheriff's Office to enforce such parking regulations

4. *Exceptions.*

- a. **VENDORS/CONTRACTORS.** The District Manager may authorize vendors/consultants in writing to park company vehicles without charge and in order to facilitate District business. All vehicles so authorized must be identified by a vendor window pass, or have company vehicle signage clearly visible.

5. *Towing/Removal Procedures.*

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations in the areas identified in Section 3 herein, and shall identify the hours in which the area is designated as a Tow-Away Zone, if applicable, in accordance with section 715.07, *Florida Statutes*
- b. **TOWING AND REMOVAL AUTHORITY..** To effect towing/removal of a vehicle or vessel, the District Manager must verify that the subject vehicle or vessel was not authorized to park under this Rule during the period in question, and then must contact a firm authorized by Florida law to tow/remove vehicles and vessels for the removal of such unauthorized vehicle or vessel at the owner's expense. The vehicle or vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and vessels from the District's Tow-Away Zones in accordance with Florida law and with the policies set forth herein.

- 6. *Parking at Your Own Risk.* Vehicles or vessels may be parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or vehicles or vessels.

7. *Sovereign Immunity.* Nothing herein shall constitute or be construed as a waiver of the District's limitation on liability contained in Section 768.28, *Florida Statutes*, or applicable statutes or law.

EXHIBIT 14

Who: Howard McGaffney – District Manager

What: Resolution 2022-04 – Redesignating Officers

When: 02-03-22

Budget Impact: N/A

Decision: Board to approve and adopt resolution 2022-04 redesignating officers.

RESOLUTION 2022-04

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, AND ASSISTANT SECRETARIES OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Long Lake Ranch Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following are appointed as Officers of the District effective upon the passage of this Resolution:

1. Bill Pellan is appointed Chair.
2. Heidi Clawson is appointed Vice Chair.
3. Howard McGaffney is appointed Secretary.
4. Johanna Lee is appointed Treasurer.
5. Howard McGaffney is appointed Assistant Treasurer.
6. Jacquelyn Leger is appointed Assistant Secretary.
7. George Smith Jr. is appointed Assistant Secretary.
8. John Twomey is appointed Assistant Secretary.
9. James Koford is appointed Assistant Secretary.

SECTION 2. This Resolution supersedes any prior appointments made by the Board for Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and Assistant Treasurer.

SECTION 3. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

Adopted this 3rd day of February, 2022.

ATTEST:

**LONG LAKE RANCH COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chair

EXHIBIT 15

Who: Howard McGaffney – District Manager

What: Resolution 2022-05 – Designating Registered Agent

When: 02-03-22

Budget Impact: N/A

Decision: Board to approve and adopt resolution 2022-05 to designate the registered agent for the district.

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT.

WHEREAS, Long Lake Ranch Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Sarah R. Sandy of Kutak Rock LLP is hereby designated as the Registered Agent for the Long Lake Ranch Community Development District.

SECTION 2. The District’s Registered Office shall be located at the office of Kutak Rock LLP, 113 South Monroe Street, Suite 116, Tallahassee, Florida 32301 until February 15, 2022. Commencing February 16, 2022, the District’s Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Pasco County and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this 3rd day of February, 2022.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT 16

Who: Howard McGaffney – District Manager

What: Temporary Access Agreement for Propane Tank Installation

When: 02-03-22

Budget Impact: N/A

Decision: Ratification of Temporary Access Agreement for Propane Tank Installation

**TEMPORARY ACCESS AGREEMENT BY AND AMONG LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT, EMILY ADDESSI, AND AMERIGAS**

This Temporary Access Agreement (“Access Agreement”) is made and entered into this ____ day of _____ 2022 (“Effective Date”), by and between:

Long Lake Ranch Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is c/o DPFG Management & Consulting, 250 International Parkway, Suite 280, Lake Mary, Florida 32746 (“District”); and

Emily Addessi, individual, who owns property at 1619 Feather Grass Loop, Lutz, Florida 33558 (“Homeowner”); and

AmeriGas, whose mailing address is 13800 62nd Street North, Clearwater, Florida 33760 (“Propane Tank Contractor”).

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“Act”) and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Plat entitled “LONG LAKE RANCH VILLAGE 2 PARCELS C-1 C-2 D-1 AND D-2,” recorded in Plat Book 68, Page 41 in the Official Records of Pasco County, Florida (“Plat”), dedicates certain tracts of land to the District, including Tract B-4 as identified on the Plat (Parcel ID 33-26-18-0020-00000-0B40) (“Property”); and

WHEREAS, Homeowner owns a parcel of land located at 1619 Feather Grass Loop, Lutz, Florida 33558, Pasco County, Florida, otherwise identified as Block 1 Lot 2, as identified on the Plat (Parcel ID 33-26-18-0020-00100-0020), located within the boundaries of the District and abutting the Property; and

WHEREAS, Homeowner has requested that the District grant itself and the Propane Tank Contractor temporary access over the Property, attached hereto and incorporated herein by reference for the limited purpose of gaining access to Homeowner’s lot for the removal and replacement of a propane gas tank, and the District is agreeable to granting such temporary access to the Property, to the extent of its interest therein, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Access Agreement.

2. GRANT OF ACCESS. The District hereby grants to Homeowner and Propane Tank Contractor temporary, non-exclusive access over and across the Property, to the extent of the District's interest therein, for the limited purpose of Homeowner's and Propane Tank Contractor's access to Homeowner's lot to remove and replace a propane gas tank, and subject to the terms and conditions herein:

- a. Homeowner and Propane Tank Contractor shall coordinate with District staff regarding a specific access route through the Property ("Access Route"), and all use of the Property shall be confined to said Access Route.
- b. The District makes no representations as to County or other non-District property.
- c. Homeowner and Propane Tank Contractor agree and acknowledge that the District makes no representations or warranties that the Access Route or Property is sufficiently wide or suitable for the Homeowner's and Propane Tank Contractor's needs. Regardless, Homeowner and Propane Tank Contractor, jointly and severally, assume any and all risk and liability associated with any and all use, whether authorized or unauthorized, of the Property or other lands not encompassed within the scope of this Access Agreement.
- d. Homeowner and Propane Tank Contractor acknowledge that improvements may be located on the Property or adjacent lands, and that Homeowner and Propane Tank Contractor shall be jointly and severally responsible for any damages caused to any and all improvements and property as provided in Sections 5 and 6 herein. Said improvements may include, but are not limited to, landscaping, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, drainage facilities and other structures. The grant of authority herein is limited to the agreed Access Route on the Property and no other lands.
- e. Homeowner shall ensure no lien attaches to the Property, any improvements located on said Property, or the District's other property arising out of work performed by, for, or on behalf of Homeowner and Propane Tank Contractor.

3. TERM. Unless extended as hereinafter provided, this Access Agreement shall terminate upon the earlier of (i) such time as removal and replacement of the propane gas tank is complete, the District has completed all required inspections, all Damage (as defined herein) has been repaired, and any payments required from the Homeowner and/or Propane Tank Contractor have been received, or (ii) notice of termination from the District to Homeowner and/or Propane Tank Contractor. Homeowner and Propane Tank Contractor may use the agreed Access Route on the Property until the termination of this Access Agreement. The provisions of Sections 4, 5, 6, 8, 9, and 13 shall survive the termination of this Access Agreement. Homeowner and Propane Tank Contractor acknowledge that the permission granted herein is given as an accommodation

and is revocable and terminable at any time, with or without cause, upon written notice to the Homeowner and/or Propane Tank Contractor.

4. INDEMNIFICATION.

a. Homeowner and Propane Tank Contractor, jointly and severally, agree to indemnify, defend and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions, or negligence in the use of the Property by Homeowner, Propane Tank Contractor or their agents, employees or independent contractors.

b. Homeowner and Propane Tank Contractor agree that nothing contained in this Access Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

5. REPAIR OF DAMAGE.

a. In the event that Homeowner, Propane Tank Contractor, or their respective employees, agents, assignees, or contractors (or their subcontractors, employees or materialmen) alter or otherwise cause damage to the Property or any of the improvements located thereon, or alter or otherwise cause damage to the District's other property or any improvements located thereon, or alter or otherwise cause damage to any other person's property or improvements located thereon (together, the "Damage"), Homeowner and Propane Tank Contractor, jointly and severally, agree to bear responsibility for the cost and expense of repairing said Damage to the District's satisfaction and returning the impacted property and/or improvements to their original or better condition, including, without limitation, repair and replacement of any landscaping with landscaping of the same quality and maturity, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures.

b. Homeowner shall document through photographs and other appropriate documentation the condition of the Property prior to commencing use of the Access Route.

c. Homeowner and Propane Tank Contractor shall, at their own joint and several expense, engage the District's landscaping contractor to repair any Damage to the Property and to restore the Property to its original or better condition within ten (10) days of completion of the removal and replacement of the propane gas tank ("Repair Period"). The District reserves the right to inspect and approve any repairs to the Property under this Agreement, and all repairs must be completed to the District's satisfaction in its reasonable discretion.

6. DEPOSIT AND PAYMENT FOR DAMAGE. Prior to either the Homeowner or the Propane Tank Contractor exercising their rights under this Access Agreement, Homeowner shall pay a deposit of **Five Hundred Dollars (\$500)** ("Deposit") payable to the District, c/o its District Manager, at 250 International Parkway, Suite 280, Lake Mary, FL 32746 Attn: Long Lake Ranch CDD District Manager. Homeowner shall notify the District when the removal and

replacement of the propane gas tank is complete. Within ten (10) days of the conclusion of the Repair Period, the District, through its designated representatives, shall inspect the Property for any Damage. Should such Damage be discovered during the inspection, the District shall have the right to use the Deposit for the purpose of repairing any Damage caused by the removal and replacement of the propane gas tank. All Damage shall be repaired by the District's landscaping and maintenance contractors, or such other contractors as selected by the District in its discretion. If the cost to repair any Damage shall exceed the Deposit amount, the additional amounts required to repair such Damage shall be invoiced to the Homeowner and Propane Tank Contractor and shall be paid to the District within fifteen (15) days of invoicing. Homeowner and Propane Tank Contractor shall be jointly and severally liable for any additional amounts that may be necessary to repair any Damage. If the Property is free of Damage, the District shall return the Deposit in full.

7. INSURANCE. Propane Tank Contractor and any other contractor or subcontractor engaged to perform any work on the District's property shall, at its own expense, maintain insurance during the term of this Agreement, with limits of liability not less than the following:

Worker's Compensation	Statutory
General Liability	
Bodily Injury (including contractual)	\$1,000,000
Property Damage (including contractual)	\$1,000,000
Automobile Liability	\$1,000,000
Combined single limit, Bodily injury and property damage (covering owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed)	

The District and its staff, consultants and supervisors shall be named as additional insured on the General Liability and Automobile Liability policies. Propane Tank Contractor shall furnish to the District a Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

8. DEFAULT. A default by any party under this Access Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

9. ENFORCEMENT OF AGREEMENT. In the event that the District, Propane Tank Contractor or Homeowner seek to enforce this Access Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred,

including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

10. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Access Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowner:	Emily Addressi 1619 Feather Grass Loop Lutz, Florida 33558
---------------	--

To Propane Tank Contractor:	AmeriGas 13800 62 nd Street North Clearwater, Florida 33760 Attn: Roxana Cesario
-----------------------------	--

To the District:	Long Lake Ranch CDD 250 International Parkway, Suite 280 Lake Mary, Florida 32746 Attn: District Manager
------------------	---

With a copy to:	Kutak Rock, LLP P.O. Box 10230 Tallahassee, Florida 32302 Attn: District Counsel
-----------------	---

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

11. THIRD PARTIES. This Access Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Access Agreement. Nothing in this Access Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Access Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Access Agreement against any interfering third

party. Nothing contained in this Access Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

12. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Access Agreement without the prior written consent of the other parties.

13. CONTROLLING LAW; VENUE. This Access Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree and consent to venue in Pasco County, Florida, for the resolution of any dispute, whether brought in or out of court, arising out of this Agreement.

14. PUBLIC RECORDS. Homeowner and Propane Tank Contractor understand and agrees that all documents of any kind provided to the District in connection with this Agreement are public records and are to be treated as such in accordance with Florida law. Homeowner and Propane Tank Contractor agree to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Homeowner and Propane Tank Contractor acknowledge that the designated public records custodian for the District is Howard McGaffney ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Homeowner and Propane Tank Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Homeowner and Propane Tank Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Homeowner' and Propane Tank Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Homeowner and Propane Tank Contractor, the Homeowner and Propane Tank Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE HOMEOWNER AND PROPANE TANK CONTRACTOR HAVE QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE HOMEOWNER'S AND PROPANE TANK CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT THE ADDRESS HEREIN PROVIDED, PHONE: (321)263-0132, E-MAIL HMAC@VESTAPROPERTYSERVICES.COM.

15. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Access Agreement shall not affect the validity or enforceability of the remaining portions of this Access Agreement, or any part of this Access Agreement not held to be invalid or

unenforceable.

16. BINDING EFFECT. This Access Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

17. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Access Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

18. AMENDMENTS. Amendments to and waivers of the provisions contained in this Access Agreement may be made only by an instrument in writing which is executed by all parties hereto.

19. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Access Agreement.

20. JOINT AND SEVERAL LIABILITY. Homeowner and Propane Tank Contractor hereby agree that in any and all instances where either party may be found liable for damages or obligations under this Access Agreement, Homeowner and Propane Tank Contractor shall, to the fullest extent permitted by law, be jointly and severally liable and obligated.

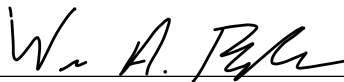
[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Secretary/
Assistant Secretary



Chairperson

ATTEST:

EMILY ADDESSI

Signature

Printed Name

ATTEST:

AMERIGAS

Signature

By: _____
Its: _____

Printed Name