**MINUTES OF MEETING**
**HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Harvest Hills Community Development District was held on November 27, 2023 at 11:00 a.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

**Present at the meeting were:**

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| Seth Bennett | Chair |
| Quint Noordstar | Vice Chair |
| Alex Gross | Assistant Secretary |

**Also present:**

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| Chuck Adams | District Manager |
| Jere Earlywine (via telephone) | District Counsel |
| Brandon Wilson | District Engineer |
| Drew Lawler | LevelUp Consulting, LLC |
| Ashton Bligh | Bond Counsel |

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

Mr. Adams called the meeting to order at 11:02 a.m. Supervisors-Elect Bennett, Noordstar and Gross were present. Supervisors-Elect Galvin and Cowan were not present.

**SECOND ORDER OF BUSINESS** **Public Comments**

There were no comments from the public.

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS** **Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Seth Bennett, Mr. Quint Noordstar and Mr. Alex Gross. All Supervisors are already familiar with the following items:

**A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

**B. Membership, Obligations and Responsibilities**

**C. Chapter 190, Florida Statutes**

**D. Financial Disclosure Forms**

**I. Form 1: Statement of Financial Interests**

**II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

**III. Form 1F: Final Statement of Financial Interests**

**E. Form 8B: Memorandum of Voting Conflict**

**FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2024-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Adams presented Resolution 2024-01 and recapped the results of the Landowners' Election, as follows:

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| Seat 1 | Seth Bennett | 414 votes | 4-Year Term |
| Seat 2 | Quint Noordstar | 414 votes | 4-Year Term |
| Seat 3 | Taryn Galvin | 413 votes | 2-Year Term |
| Seat 4 | Alia Cowan | 413 votes | 2-Year Term |
| Seat 5 | Alex Gross | 413 votes | 2-Year Term |

**On MOTION by Mr. Bennett and seconded by Mr. Gross, with all in favor, Resolution 2024-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2024-02, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2024-02. Mr. Noordstar nominated the following slate:

Chair Robert Q. Noordstar

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| Vice Chair | Seth Bennett |
| Secretary | Chesley E. Adams, Jr. |
| Assistant Secretary | Taryn Galvin |
| Assistant Secretary | Alia Cowan |
| Assistant Secretary | Alex Gross |
| Assistant Secretary | Craig Wrathell |
| Treasurer | Craig Wrathell |
| Assistant Treasurer | Jeffrey Pinder |

No other nominations were made.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**ORGANIZATIONAL ITEMS**

**SIXTH ORDER OF BUSINESS** **Consideration of the Following Organizational Items:**

**A. Resolution 2024-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**

- **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Mr. Adams presented Resolution 2024-03 and the Management Fee Agreement and Fee Schedule. The Management Fee is reduced to $2,000 per month until bonds are issued.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted, and the Management Fee Agreement, were approved.**

**B. Resolution 2024-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**

- **Fee Agreement: Kutak Rock LLP**

Mr. Adams presented Resolution 2024-04 and the Kutak Rock LLP Fee Agreement.

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| **On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-04, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.** |

**C. Resolution 2024-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2024-05.

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| **On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-05, Designating Craig Wrathell as the Registered Agent and Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.** |

**D. Resolution 2024-06, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was tabled until the Sales Facility is opened.

**E. Resolution 2024-07, Appointing an Interim District Engineer for the Harvest Hills Community Development District, Authorizing Its Compensation and Providing for an Effective Date**

- **Interim Engineering Services Agreement: LevelUp Consulting, LLC**

Mr. Adams presented Resolution 2024-07 and the Interim Engineering Services Agreement.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-07, Appointing LevelUp Consulting, LLC as the Interim District Engineer for the Harvest Hills Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted, and the Interim Engineering Services Agreement and accompanying Exhibits, were approved.**

**F. Authorization of Request for Qualifications (RFQ) for Engineering Services**

Mr. Adams presented the RFQ for Engineering Services and Competitive Selection Criteria.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, the Request for Qualifications for Engineering Services, Competitive Selection Criteria and authorizing Staff to advertise, were approved.**

**G. Board Member Compensation: 190.006 (8), F.S.**

The Board Members declined compensation.

**H. Resolution 2024-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

Mr. Adams presented Resolution 2024-08. It was noted that the Resolution title above is incorrect. The actual Resolution in the agenda is titled correctly and designates only the Primary Administrative Office, not the Principal Headquarters.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-08, Designating Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office of the District and Providing an Effective Date, was adopted.**

**I. Resolution 2024-09, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date**

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Adams presented Resolution 2024-09.

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| **On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-09, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.** |

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| **On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.** |

**J. Resolution 2024-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Adams presented Resolution 2024-10.

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| **On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.** |

**K. Resolution 2024-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Adams presented Resolution 2024-11.

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| **On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.** |

**L. Resolution 2024-12, Authorizing Certain Actions in Connection with the Implementation of the District's Capital Improvement Plan, including the Conveyance and/or Acquisition of Real and Personal Property, Execution of Plats, Transfer of Permits, Execution of Contracts and Change Orders, Payment of Requisitions, and Other Actions as Described Herein; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-12. This Resolution grants the Chair, Vice Chair and other officers, in the Chair's absence, the authority to execute certain documents in between meetings, to avoid delays.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-12, Authorizing Certain Actions in Connection with the Implementation of the District's Capital Improvement Plan, including the Conveyance and/or Acquisition of Real and Personal Property, Execution of Plats, Transfer of Permits, Execution of Contracts and Change Orders, Payment of Requisitions, and Other Actions as Described Herein; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**M. Resolution 2024-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District**

Mr. Adams presented Resolution 2024-13.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, was adopted.**

**N. Authorization of Request for Proposals (RFP) for Annual Audit Services**

Mr. Adams presented the RFP For Annual Audit Services and the Evaluation Criteria.

- **Designation of Board of Supervisors as Audit Committee**

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| **On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, the Request for Proposals for Annual Audit Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, were approved.** |

**O. Strange Zone, Inc., Quotation #M22-1017 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

Mr. Adams presented the Strange Zone, Inc. (SZI) proposal.

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| **On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Strange Zone, Inc., Quotation #M22-1017 for District Website Design, Maintenance and Domain Web-Site Design, in the amount of $1,679.99, was approved.** |

**P. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**

Mr. Adams presented the ADA Site Compliance proposal.

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| **On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of $210, was approved.** |

**Q. Resolution 2024-14, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

**I. Rules of Procedure**

**II. Notices [Rule Development and Rulemaking]**

These items were included for informational purposes.

Mr. Adams presented Resolution 2024-14 and the accompanying Exhibits.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-14, to Designate February 20, 2024 at 11:00 a.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544 as the Date, Time and Place for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

**R. Resolution 2024-15, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

Mr. Adams presented Resolution 2024-15. The following changes were made:

DATES: Delete December 2023 and January 2024 meetings

The following will be inserted into the Fiscal Year 2024 Meeting Schedule:

DATES: February 20, 2024, March 19, 2024, April 16, 2024, May 21, 2024, June 18, 2024, July 16, 2024, August 20, 2024 and September 17, 2024

TIME: 11:00 AM

LOCATION: Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-15, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.**

**S. Resolution 2024-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Adams presented Resolution 2024-16.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, Resolution 2024-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**T. Stormwater Management Needs Analysis Reporting Requirements**

Mr. Adams stated CDDs are required to submit a Stormwater Management Needs Analysis Report every five years. A Report will be prepared and submitted when required.

**BANKING ITEMS**

**SEVENTH ORDER OF BUSINESS** **Consideration of the Following Banking Items:**

**A. Resolution 2024-17, Designating a Public Depository for Funds of the District and Providing an Effective Date**

Mr. Adams presented Resolution 2024-17.

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| **On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-17, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.** |

**B. Resolution 2024-18, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-18.

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| **On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-18, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.** |

**BUDGETARY ITEMS**

**EIGHTH ORDER OF BUSINESS** **Consideration of the Following Budgetary Items:**

**A. Resolution 2024-19, Approving A Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Mr. Adams presented Resolution 2024-19 and the proposed Fiscal Year 2024 budget, which is Landowner-funded, with expenses funded as incurred.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-19, Approving A Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law on February 20, 2024 at 11:00 a.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.**

**B. Fiscal Year 2023/2024 Budget Funding Agreement**

Mr. Adams presented the Fiscal Year 2023/2024 Budget Funding Agreement.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, the Fiscal Year 2023/2024 Budget Funding Agreement with Galvin-Harris Land Services LLC, was approved.**

**C. Resolution 2024-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**

Mr. Adams presented Resolution 2024-20.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.**

**D. Resolution 2024-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without**

**Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Adams presented Resolution 2024-21 and discussed the processes for unbudgeted emergency expenses.

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| **On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.** |

**E. Resolution 2024-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Adams presented Resolution 2024-22.

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| **On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.** |

**F. Resolution 2024-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-23.

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| **On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.** |

**G. Resolution 2024-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Adams presented Resolution 2024-24.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

**H. Resolution 2024-25, Authorizing a Direct Purchasing Agent and Related Work Authorization; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; And Providing an Effective Date**

Mr. Adams presented Resolution 2024-25.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-25, Authorizing a Direct Purchasing Agent and Related Work Authorization; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; And Providing an Effective Date, was adopted.**

**I. Consideration of E-Verify Memo with MOU**

Mr. Adams presented E-Verify information related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, acknowledging the E-Verify requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.**

**BOND FINANCING ITEMS**

**NINTH ORDER OF BUSINESS** **Consideration of the Following Bond Financing Related Items:**

**A. Bond Financing Team Funding Agreement**

Mr. Adams presented the Bond Financing Team Funding Agreement.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, the Bond Financing Team Funding Agreement with Galvin-Harris Land Services LLC, as presented, was approved.**

**B. Engagement of Bond Financing Professionals**

Mr. Earlywine presented the following Agreements:

**I. Underwriter/Investment Banker: FMSbonds, Inc.**

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, the FMSbonds, Inc., Agreement for Underwriter Services and G-17 Disclosure, was approved.**

**II. Bond Counsel: Greenberg Traurig, PA**

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, the Greenberg Traurig, P.A., Engagement Letter for Bond Counsel Services, was approved.**

**III. Trustee, Paying Agent and Registrar: US Bank, NA**

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, the US Bank, NA Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.**

**C. Resolution 2024-26, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-26 and read the title.

> **On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-26, Designating a Date, Time, and Location of February 20, 2024 at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544 for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**D. Presentation of Master Engineer's Report**

Because of the Boundary Amendment, Mr. Earlywine suggested approving certain items needed to start the bond validation process but delaying proceeding with the Uniform Method and matters related to the assessment process.

Mr. Earlywine stated that the Engineer's Report is in flux because of the boundary amendment and the unit count changing. He reviewed the Product Type Chart on Page 1 and noted unit counts for the existing boundaries.

Discussion ensued regarding the unit counts and what the unit counts will be after the Boundary Amendment.

Mr. Earlywine felt that only the total number of units after the Boundary Amendment are needed for validation purposes and recommended reflecting development of 2,293 residential units, once expanded.

Mr. Bennett stated that the Post Boundary Exhibits to the Report need to be changed.

> **On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, the Master Engineer's Report dated November 2023, in substantial form for bond validation purposes, were approved.**

**E. Presentation of Special Assessment Methodology Report**

Mr. Adams reviewed the pertinent information in the Master Special Assessment Methodology Report dated November 27, 2023 and noted that further updates will be made to reflect the recent changes to the Engineer's Report.

> **On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, the Master Special Assessment Methodology Report dated November 27, 2023, in substantial form, was approved.**

**F. Resolution 2024-27, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

This item was deferred.

**G. Resolution 2024-28, Authorizing the Issuance of Not to Exceed $179,520,000 Aggregate Principal Amount of Harvest Hills Community Development District Special Assessment Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, but Not Limited to Entry Features and Signage, Stormwater Facilities, Water and Sewer Facilities, Recreation Facilities and Road Construction, and Associated Professional Fees and Incidental Costs Related thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that**

**Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Harvest Hills Community Development District, Pasco County, Florida, or the State of Florida or of Any Political Subdivision Thereof, but Shall Be Payable from Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters**

Ms. Bligh presented Resolution 2024-28, which accomplishes the following:

➢ Authorizes issuance of a not to exceed $179,520,000 aggregate principal amount of bonds.

Ms. Bligh stated the not-to-exceed amount is based on the Master Special Assessment Methodology and, if this changes, she will provide split pages to reflect that for validation purposes. A Delegation Resolution will be presented in the future, which will outline the Series of bonds the CDD intends to issue.

➢ Chapter 190 requires any bonds to be secured by a Trust Agreement for certain projects.

➢ Authorizes and approves the execution and delivery of the Master Indenture and is an Exhibit to the Resolution.

➢ The project related to the District's Capital Improvement Plan (CIP) and described in the Engineer's Report is described in Schedule I of the Resolution.

Ms. Bligh stated that she will provide split pages to reflect the most up-to-date Cost Table from the Engineer's Report.

➢ Appoints US Bank Trust Company, National Association, as the Trustee.

➢ Authorizes and directs District Counsel and Bound Counsel to file for bond validation.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-28, Authorizing the Issuance of Not to Exceed $179,520,000 Aggregate Principal Amount of Harvest Hills Community Development District Special Assessment Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, but Not Limited to Entry Features and Signage, Stormwater Facilities, Water and Sewer Facilities, Recreation Facilities and Road Construction, and Associated Professional Fees and Incidental Costs Related thereto Pursuant to Chapter 190, Florida Statutes, as Amended;**

> **Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Harvest Hills Community Development District, Pasco County, Florida, or the State of Florida or of Any Political Subdivision Thereof, but Shall Be Payable from Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.**

**CONSTRUCTION ITEMS**

**TENTH ORDER OF BUSINESS** **Consideration of the Following Construction Related Items:**

Mr. Earlywine presented the following:

**A. Acquisition Agreement**

**B. Temporary Construction and Access Easement Agreement**

Mr. Bennett asked Mr. Earlywine to defer recording the Temporary Construction and Access Easement Agreement until the Boundary Amendment is approved.

> **On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, the Acquisition Agreement and Temporary Construction and Access Easement Agreement, both in substantial form, were approved.**

**BOUNDARY AMENDMENT ITEMS**

**ELEVENTH ORDER OF BUSINESS** **Consideration of the Following Boundary Amendment Related Items**

Mr. Earlywine stated that the County might have an issue with the western-most parcel, if so, he is prepared to provide information supporting the boundary amendment. He presented the following:

- **Resolution 2024-29, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Pasco County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date**

**A. Consideration of Boundary Amendment Funding Agreement**

**On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, Resolution 2024-29, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Pasco County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date, was adopted and the Boundary Amendment Funding Agreement with Galvin-Harris Land Services LLC, was approved.**

**TWELFTH ORDER OF BUSINESS** **Approval of June 6, 2023 Landowners' Meeting Minutes**

**On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, the June 6, 2023 Landowners' Meeting Minutes, as presented, were approved.**

**THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

**A. District Counsel: Kutak Rock LLP**

**B. District Engineer (Interim): LevelUp Consulting, LLC**

**C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no Staff reports.

**FOURTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**FIFTEENTH ORDER OF BUSINESS** **Public Comments**

No members of the public spoke.

**SIXTEENTH ORDER OF BUSINESS** **Adjournment**

**On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, the meeting adjourned at 11:55 a.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair