

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

The Harvest Hills Community Development District held Public Hearings, a Regular Meeting and an Audit Committee Meeting on February 20, 2024 at 11:00 a.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

Present were:

Quint Noordstar
Seth Bennett
Alex Gross

Chair
Vice Chair
Assistant Secretary

Also present:

Chuck Adams
Jere Earlywine (via telephone)

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:02 a.m.

Supervisors Bennett, Noordstar and Gross were present. Supervisors-Elect Galvin and Cowan were not present.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Adams stated that no members of the public are present. A Resolution to dissolve this District will be considered later in the meeting, so only necessary agenda items will be addressed.

THIRD ORDER OF BUSINESS

**Administration of Oath of Office to
Supervisor Taryn Galvin (the following will
be provided in a separate package)**

- A. Memorandum Regarding Required Ethics Training and Disclosure Filing**
- B. Sample Form 1 2023/Instructions**

- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Membership, Obligations and Responsibilities**
- E. Form 8B: Memorandum of Voting Conflict**

This item was not addressed.

FOURTH ORDER OF BUSINESS

Acceptance of Notice of Intent to Decline Election/Appointment to Board from Alia Cowan [Seat 4]; Term Expires 11/2025

This item was not addressed.

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 4

- **Administration of Oath of Office.**

This item was not addressed.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-30, Appointing and Removing Officers of the District and Providing for an Effective Date

This item was not addressed.

SEVENTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

- A. Affidavits of Publication**
- B. Consideration of Resolution 2024-31, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

This item was not addressed.

EIGHTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

- A. Affidavit of Publication
- B. Consideration of Resolution 2024-32, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2024-32. The proposed Fiscal Year 2024 budget is the same as the version presented at the last meeting; it is a Landowner-funded budget, with expenses funded as they are incurred.

Mr. Adams opened the Public Hearing.

There were no members of the public present.

Mr. Adams closed the Public Hearing

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, Resolution 2024-32, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

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

This item was not addressed.

TENTH ORDER OF BUSINESS

Recess Regular Meeting / Commencement of Audit Selection Committee Meeting

This item was not addressed.

ELEVENTH ORDER OF BUSINESS

Review of Response to Request for Proposals (RFP) for Annual Audit Services

- A. Affidavit of Publication
- B. RFP Package

C. Respondents

- I. Beger, Toombs, Elam, Gaines & Frank**
- II. Grau & Associates**

D. Auditor Evaluation Matrix/Ranking

This item was not addressed.

TWELFTH ORDER OF BUSINESS

Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting

This item was not addressed.

THIRTEENTH ORDER OF BUSINESS

Consider Recommendation of Audit Selection Committee

- Award of Contract**

This item was not addressed.

FOURTEENTH ORDER OF BUSINESS

Consideration of Financing Items

- A. Resolution 2024-33, 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**
- B. Presentation of Master Engineer's Report (for informational purposes)**
- C. Presentation of Master Special Assessment Methodology Report (for informational purposes)**
- D. 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

These items were not addressed.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2023

The financials were accepted.

SIXTEENTH ORDER OF BUSINESS

Approval of November 27, 2023 Organizational Meeting Minutes

On MOTION by Mr. Gross and seconded by Mr. Bennett, with all in favor, the November 27, 2023 Organizational Meeting Minutes, as presented, were approved.
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- **Resolution 2024-33, Adopting a Plan of Dissolution; Requesting that the Board of County Commissioners of Pasco County, Florida, Adopt a Non-Emergency Ordinance to Provide for the Dissolution of the District; Directing District Staff to take Appropriation Action to Dissolve the District in Accordance with the Non-Emergency Ordinance Adopted by the Board of County Commissioners of Pasco County, Florida, and the Plan of Dissolution; Proving for Severability; and Proving an Effective Date**

This item was an addition to the agenda.

Mr. Adams presented a letter from the Developer and primary Landowner regarding dissolving this District in anticipation of establishing two other Districts; there will be a “North” and a “South” within the same boundaries of this District.

Mr. Earlywine presented Resolution 2024-33 and accompanying Exhibits. He explained that the Petition to Dissolve the District and the Petitions to establish a “North” and a “South” will be submitted and presented to the Pasco County Board of County Commissioners simultaneously.

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, Resolution 2024-33, Adopting a Plan of Dissolution; Requesting that the Board of County Commissioners of Pasco County, Florida, Adopt a Non-Emergency Ordinance to Provide for the Dissolution of the District; Directing District Staff to take Appropriation Action to Dissolve the District in Accordance with the Non-Emergency Ordinance Adopted by the Board of County Commissioners of Pasco County, Florida, and the Plan of Dissolution; Proving for Severability; and Proving an Effective Date, was adopted.

SEVENTEENTH 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.

- **NEXT MEETING DATE: March 19, 2024 at 11:00 A.M.**
 - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

NINETEENTH ORDER OF BUSINESS**Public Comments**

There were no members of the public present.

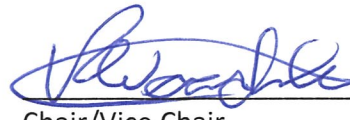
TWENTIETH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Bennett and seconded by Mr. Gross, with all in favor, the meeting adjourned at 11:07 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair