MINUTES OF MEETING
HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Harvest Hills Community Development District held a Regular Meeting on May 21, 2024 at 5:00 p.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

Present were:

Quint Noordstar	Chair
Seth Bennett	Vice Chair
Alex Gross	Assistant Secretary

Also present:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel

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

Mr. Adams called the meeting to order at 5:07 p.m. Supervisors Bennett, Noordstar and Gross were present. Supervisors-Elect Galvin and Cowan were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Supervisor Taryn Galvin (the following will also 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 deferred.

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

Mr. Adams presented Ms. Alia Cowan's notice of her intent to decline appointment to Seat 4.

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, Ms. Alia Cowan's declination of appointment to Seat 4, was accepted.

FIFTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 4**

- **Administration of Oath of Office** to Appointed Supervisor

This item was deferred.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-30, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

SEVENTH ORDER OF BUSINESS **Resolution 2024-34, Rescinding Resolution 2024-33, Adopting a Plan of Dissolution, in its Entirety; Providing for Severability and Providing an Effective Date**

Mr. Adams presented Resolution 2024-34.

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, Resolution 2024-34, Rescinding Resolution 2024-33, Adopting a Plan of Dissolution, in its Entirety; Providing for Severability and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2024-35, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-35. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, Resolution 2024-35, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 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 an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2024-36, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

Mr. Adams presented Resolution 2024-36. The following changes will be made to the Fiscal Year 2025 Meeting Schedule:

TIMES, October and November 2024: Insert “11:00 AM”

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-36, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2024-37, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-37. The term of each Board Seat will be extended one year.

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, Resolution 2024-37, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2024-38, 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**

Mr. Adams presented Resolution 2024-38. This Resolution starts the process of expanding the CDD's boundaries to cover additional parcels.

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, Resolution 2024-38, 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.

A. Boundary Amendment Funding Agreement

Mr. Earlywine stated that the Landowner typically funds the expenses associated with a boundary amendment.

> **On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, Boundary Amendment Funding Agreement, in substantial form, was adopted.**

TWELFTH ORDER OF BUSINESS **Consideration of Resolution 2024-39, Ratifying the Amendment to Resolution 2024-14 to Re-Set the Date of the Public Hearing to Consider and Hear Comment on the Adoption of Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

A. Rules of Procedure

B. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Mr. Adams presented Resolution 2024-39. The following will be inserted into Resolution 2024-39:

Third WHEREAS: Insert "11:00 a.m., on August 20,"

Section 1 Date and Time: Insert "August 20, 2024" and "11:00 a.m."

> **On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, Resolution 2024-39, as amended, Ratifying the Amendment to Resolution 2024-14 to Re-Set the Date of the Public Hearing to 11:00 a.m., on August 20, 2024, at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544 to Consider and Hear Comment on the Adoption of Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

THIRTEENTH 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 tabled.

FOURTEENTH ORDER OF BUSINESS **Update: Financing**

Mr. Adams and Mr. Earlywine stated that there will be nothing to report until the Boundary Amendment is further along.

FIFTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2024**

The financials were accepted.

SIXTEENTH ORDER OF BUSINESS **Approval of February 20, 2024 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes**

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the February 20, 2024 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that work on the Boundary Amendment is underway, along with working on a couple of cost-shares related to the off-site commercial area.

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

There was no report.

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

Mr. Adams discussed filing Form 1 electronically with the Commission on Ethics.

- **NEXT MEETING DATE: June 18, 2024 at 11:00 A.M.**
  - **QUORUM CHECK**

The June and July meetings will likely be cancelled; if so, the next meeting will be August 20, 2024.

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

There were no Board Members' comments or requests.

NINETEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TWENTIETH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the meeting adjourned at 5:17 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair