

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

The Board of Supervisors of the Harvest Hills Community Development District held a Public Hearing and Regular Meeting on August 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
Bennett Davenport (via telephone)

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:00 a.m.

Supervisors Bennett, Noordstar and Gross were present. Supervisor-Elect Galvin was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 4; Term Expires November
2026**

- **Administration of Oath of Office (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 Order of Business was deferred.

FOURTH ORDER OF BUSINESS

Acceptance of Notice of Intent to Decline Election/Appointment to Board from Taryn Galvin [Seat 3]; Term Expires November 2026

Mr. Adams presented Taryn Galvin's notice of intent to decline election/appointment to Seat 3.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Taryn Galvin's declination of election/appointment to Seat 3, was accepted.

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3

- **Administration of Oath of Office**

This Order of Business was deferred.

SIXTH ORDER OF BUSINESS

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

Mr. Adams presented Resolution 2024-30. Mr. Gross nominated the following:

Quint Noordstar	Chair
Seth Bennett	Vice Chair
Alex Gross	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Alia Cowan	Assistant Secretary
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Taryn Galvin

Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Chesley E. Adams, Jr.

Secretary

Craig Wrathell

Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Secretary

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, Resolution 2024-30, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2024-40, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-40. He reviewed the proposed Fiscal Year 2025 budget, highlighting any increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. This is a Landowner-funded budget, with expenses being funded as they are incurred.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, Resolution 2024-40, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Consideration of Fiscal Year 2024/2025
Budget Funding Agreement**

Mr. Adams presented the Fiscal Year 2024/2025 Budget Funding Agreement.

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the Fiscal Year 2024/2025 Budget Funding Agreement, was approved.

NINTH ORDER OF BUSINESS**Consideration of Goals and Objectives
Reporting [HB7013 - Special Districts
Performance Measures and Standards
Reporting]**

Mr. Adams presented the Memorandum explaining the requirement for the CDD to develop goals and objectives. He presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

Mr. Adams stated that District Management identified Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability as the key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each.

Mr. Adams presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD and explained how the CDD will meet the goals.

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2024-41,
Ratifying the Amendment to Resolution
2024-39 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 2024-41. The following will be inserted into Resolution 2024-41:

Third WHEREAS and Section 1 Date: Insert "October 15, 2024"

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, Consideration of Resolution 2024-41, as amended, Ratifying the Amendment to Resolution 2024-39 to Re-Set the Date of the Public Hearing 11:00 a.m., on October 15, 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.

ELEVENTH 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.

TWELFTH ORDER OF BUSINESS

Update: Boundary Amendment

There was no update.

THIRTEENTH ORDER OF BUSINESS

Update: Financing

Mr. Adams stated that financing might occur in the first quarter of the year. A bond validation hearing is still necessary.

FOURTEENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of June 30, 2024**

The financials were accepted.

FIFTEENTH ORDER OF BUSINESS

**Approval of May 21, 2024 Regular Meeting
Minutes**

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, the May 21, 2024 Regular Meeting Minutes, as presented, were approved.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

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

There were no District Counsel or District Engineer reports.

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

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

- **NEXT MEETING DATE: September 17, 2024 at 5:00 P.M.**
 - **QUORUM CHECK**

The next meeting will be on September 17, 2024, unless cancelled.

SEVENTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

NINETEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the meeting adjourned at 11:11 a.m.
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Secretary/Assistant Secretary


Chair/Vice Chair