

Harvest Hills Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

January 14, 2025

Board of Supervisors
Harvest Hills Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Harvest Hills Community Development District will hold a Regular Meeting on January 21, 2025 at 5:00 p.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion: Board Transition
 - A. 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)*
 - I. Memorandum Regarding Required Ethics Training and Disclosure Filing
 - II. Sample Form 1 2023/Instructions
 - III Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - IV. Membership, Obligations and Responsibilities
 - V. Form 8B: Memorandum of Voting Conflict
 - B. Consider Appointment to Fill Unexpired Term of Seat 3
 - Administration of Oath of Office
 - C. Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date
4. Consideration of Financing Items

- A. Resolution 2025-02, 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
 - C. Presentation of Master Special Assessment Methodology Report
 - D. Resolution 2025-03, 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
 - E. Resolution 2025-04, Authorizing the Issuance of Not to Exceed \$249,520,000 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; Repealing Resolution No. 2024-28 Adopted November 27, 2023; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters
5. Consideration of Resolution 2025-03, Ratifying the Amendment to Resolution 2024-41 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]

6. Consideration of Resolution 2025-04, Designating the Location of the Local District Records Office and Providing an Effective Date
7. Acceptance of Unaudited Financial Statements as of November 30, 2024
8. Approval of August 20, 2024 Public Hearing and Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *LevelUp Consulting, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 18, 2025 at 11:00 AM

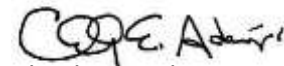
○ QUORUM CHECK

SEAT 1	SETH BENNETT	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 2	QUINT NOORDSTAR	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 3		☐	IN PERSON	☐	PHONE	☐	NO
SEAT 4		☐	IN PERSON	☐	PHONE	☐	NO
SEAT 5	ALEX GROSS	☐	IN PERSON	☐	PHONE	☐	NO

10. Board Members' Comments/Requests
11. Public Comments
12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chesley E Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903