MINUTES OF MEETING
HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Harvest Hills Community Development District held a Regular Meeting on February 18, 2025 at 11:00 a.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

Present:

Quint Noordstar	Chair
Seth Bennett	Vice Chair
Alex Gross	Assistant Secretary

Also present:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Ashley Ligas (via telephone)	Kutak Rock
Ashton Bligh (via telephone)	Bond 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. Two seats were vacant.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Discussion: Board Transition**

A. Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2026

- **Administration of Oath of Office (the following will be provided in a separate package)**

I. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

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

III. Membership, Obligations and Responsibilities

IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

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

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

C. Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date

These items were deferred.

FOURTH ORDER OF BUSINESS 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

Mr. Adams presented Resolution 2025-02.

On MOTION by Mr. Gross and seconded by Mr. Bennett, with all in favor, Resolution 2025-02, Designating a Date, Time and Location of May 13, 2025 at 5:00 p.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.

B. Presentation of Engineer's Report

Mr. Adams presented the Engineer's Report and stated that it identifies the Capital Improvement Plan (CIP), the proposed number of units by product type and size, the various components of the CIP, the improvements, estimated costs, what entity will maintain the improvements, etc. The total Estimated CIP Costs is $145,800,000.

> **On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the Engineer's Report, in substantial form, was approved.**

C. Presentation of Master Special Assessment Methodology Report

Mr. Adams presented the Master Special Assessment Methodology Report and noted the following:

- The Methodology takes into consideration the Engineer's Report and the amounts contained therein totaling $145,800,000.
- The Methodology notes that the CDD is proceeding through the boundary amendment decreasing the acreage from 553.135 +/- acres to 528.553 +/- acres.
- The Methodology identifies the anticipated 1,208 residential units.
- The Methodology anticipates issuance of bonds in the approximate principal amount of $200,095,000 to finance approximately $145,800,000 in CIP costs.
- The Methodology sets forth the special and peculiar benefits of the Project.

Mr. Adams reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables.

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

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

Mr. Adams presented Resolution 2025-03 and noted that he provided the Board with an updated version containing the totals.

On MOTION by Mr. Gross and seconded by Mr. Bennett, with all in favor, 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 on May 13, 2025 at 5:00 p.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

E. Resolution 2025-04, Authorizing the Issuance of Not to exceed $171,000,000 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

Ms. Bligh presented Resolution 2025-04, which accomplishes the following:

- Amends and restates Resolution 2024-28 that was adopted on November 27, 2023.
- Identifies the decrease in the amount of bonds from $179,520,000 to $171,000,000 to correspond with the changes in the Engineer's Report and as reflected in Schedule I attached to the Resolution.

Ms. Bligh stated that this is the first step in the bond issuance process. When the first bond series is issued, the Board will consider a Delegation Resolution specific to the first issuance.

- Authorizes and approves the execution and delivery of the Master Trust Indenture.
- Appoints US Bank N.A., as the Trustee.
- Authorizes validation of the bonds
- Authorizes and directs District Counsel and Bond Counsel to proceed with filing for bond validation.
- Repeals Resolution 2024-28, in its entirety, and replaces it with this Resolution.

On MOTION by Mr. Bennett and seconded by Mr. Gross, with all in favor, Resolution 2025-04, Authorizing the Issuance of Not to exceed $171,000,000 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, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, 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]

Mr. Adams presented Resolution 2025-05.

On MOTION by Mr. Bennett and seconded by Mr. Gross, with all in favor, Resolution 2025-05, Ratifying the Amendment to Resolution 2024-41 to Re-Set the Date of the Public Hearing to May 13, 2025 at 5:00 p.m., 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.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

SEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of December 31, 2024**

The financials were accepted.

EIGHTH ORDER OF BUSINESS **Approval of August 20, 2024 Public Hearing and Regular Meeting Minutes**

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

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Ms. Ligas stated that the Boundary Amendment hearing is March 11, 2025.

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

There was no report.

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

- **NEXT MEETING DATE: March 18, 2025 at 11:00 A.M.**
  - **QUORUM CHECK**

The next meeting will be on March 18, 2025, unless cancelled.

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

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Bennett and seconded by Mr. Gross, with all in favor, the meeting adjourned at 11:18 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair