

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

The Board of Supervisors of the Harvest Hills Community Development District held Public Hearings and a Regular Meeting on May 13, 2025 at 5:00 p.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

Present:

Quint Noordstar
Seth Bennett
Alex Gross

Chair
Vice Chair
Assistant Secretary

Also present:

Chuck Adams
Jere Earlywine (via telephone)
Ashley Ligas (via telephone)

District Manager
District Counsel
Kutak Rock

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 5:20 p.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

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

- A. Affidavit/Proof of Publication
- B. Consideration of Resolution 2025-07, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Harvest Hills Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2025-07.

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. Gross and seconded by Mr. Noordstar, with all in favor, Resolution 2025-07, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Harvest Hills Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Amending Resolution 2025-03 To Re-Set the Date, Time, and Location of the Public Hearing on Imposing a Special Assessment on Certain Property Within the District Generally Described as Harvest Hills Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, and Providing an Effective Date

Mr. Adams presented Resolution 2025-08.

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, Resolution 2025-08, Amending Resolution 2025-03 To Re-Set the Date, Time, and Location to August 19, 2025 at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544 for the Public Hearing on Imposing a Special Assessment on Certain Property Within the District Generally Described as Harvest Hills Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, and Providing an Effective Date, was adopted.

SIXTH 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 2025-09, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2025-09.

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. Gross and seconded by Mr. Noordstar, with all in favor, Resolution 2025-09, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, Approving a Proposed Budget for Fiscal Year 2025/2026 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 2025-10. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This is a Landowner-contribution budget, with expenses being funded as they are incurred.

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, Resolution 2025-10, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 19, 2025 at 11:00 a.m., at the 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.

EIGHTH ORDER OF BUSINESS

Consideration of Fiscal Year 2025/2026 Budget Funding Agreement

Mr. Adams presented the Fiscal Year 2025/2026 Budget Funding Agreement.

Discussion ensued regarding whether to have one Agreement involving all the parties or have an Agreement with each of the Landowner entities.

Mr. Earlywine will update the Agreement to include both Galvin-Harris Land Services LLC, at 59% and M/I Homes at 41%.

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, Fiscal Year 2025/2026 Budget Funding Agreement, as amended, was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Adams presented Resolution 2025-11. The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

TIME: 11:00 AM but with select meetings at 5:00 PM to coincide with the Harvest Hills South CDD 5:00 PM meetings

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, Resolution 2025-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-12, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Adams presented Resolution 2025-12. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental

entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, Resolution 2025-12, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

ELEVENTH 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.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2025

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of February 18, 2025 Regular Meeting Minutes

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the February 18, 2025 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH 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

- **NEXT MEETING DATE: June 17, 2025 at 11:00 A.M.**
 - **QUORUM CHECK**

The next meeting will be on June 17, 2025, unless canceled.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

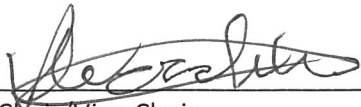
SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the meeting adjourned at 5:30 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair