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 August 19, 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	District Counsel

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

Mr. Adams called the meeting to order at 11:03 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 **Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

These items were included for informational purposes.

C. Engineer's Report (for informational purposes)

Mr. Earlywine stated that the Board is making the findings that there is sufficient benefit through the project to justify the assessments and that the assessments are fairly and reasonably allocated. This is a precursor to the bond issuance; the maximum level assessment amounts are reflected.

Mr. Earlywine stated that the Engineer's Report reflects the Capital Improvement Plan (CIP) and the Report is unchanged since it was last presented and approved by the Board.

D. Master Special Assessment Methodology Report (for informational purposes)

Mr. Earlywine stated that the Master Special Assessment Methodology Report sets forth the special and peculiar benefits of the Project and the fairness and reasonableness of the assessments. The Report is unchanged since it was last presented and approved by the Board.

E. Consideration of Resolution 2025-13, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing

Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

Mr. Adams presented Resolution 2025-13.

Mr. Adams opened the Public Hearing.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, Resolution 2025-13, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

Mr. Earlywine stated that the Bond Validation Hearing will be on September 9, 2025.

FIFTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Affidavit of Publication

B. Consideration of Resolution 2025-14, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2025-14. 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.

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 2025-14, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [HB7013 -Special Districts Performance Measures and Standards Reporting]**

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Adams presented the Goals and Objectives Reporting for Fiscal Year 2026 and noted that the Chair needs to be authorized to approve the Fiscal Year 2025 Goals and Objectives Report.

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the Goals and Objectives Reporting for Fiscal Year 2026 and authorizing the Chair to approve the findings in the 2025 Goals and Objectives Reporting, were approved.

SEVENTH 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.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2025**

The financials were accepted.

NINTH ORDER OF BUSINESS **Approval of May 13, 2025 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the May 13, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH 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

- **0 (Zero) Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: September 16, 2025 at 5:00 PM**
  - **QUORUM CHECK**

The next meeting will be on September 16, 2025, unless canceled.

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

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRTEENTH 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.

HARVEST HILLS CDD **August 19, 2025**

Secretary/Assistant Secretary

Chair/Vice Chair