

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

The Board of Supervisors of the Harvest Hills Community Development District held a Regular Meeting on October 21, 2025 at 11:00 a.m., at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

Present:

Quint Noordstar
Seth Bennett
Alex Gross
Tatiana Pagan
Mark Roscoe

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Jere Earlywine
Ashton Bligh
Kendall Hahn

District Manager
District Counsel
Bond Counsel
MBS Capital Markets

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:05 a.m. The Oath of Office was administered to Tatiana Pagan and Mark Roscoe before the meeting. The items listed in the Third Order of Business will be explained following the meeting.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consider Appointment of Tatiana Pagan to Fill Unexpired Term of Seat 3; Term Expires November 2026

This item did not occur during the meeting.

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

The Oath of Office was administered before the meeting.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

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

C. Membership, Obligations and Responsibilities

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

FOURTH ORDER OF BUSINESS

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

This item did not occur during the meeting.

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

The Oath of Office was administered before the meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Adams presented Resolution 2026-01.

Mr. Bennett nominated the following:

Quint Noordstar	Chair
Seth Bennett	Vice Chair
Tatiana Pagan	Assistant Secretary
Alex Gross	Assistant Secretary
Mark Roscoe	Assistant Secretary

No other nominations were made.

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

Chesley E. Adams, Jr.	Secretary
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Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, Resolution 2026-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Presentation of First Supplemental Engineer’s Report

Mr. Adams presented the First Supplemental Engineer’s Report dated October 21, 2025, and noted the following:

- The Report supplements the Master Engineer’s Report dated February 2025 to address the first phase of the CDD’s Capital Improvement Plan (CIP), which is the Series 2025 Project.
- The Series 2025 Project includes the portion of the CIP that is necessary for the development of Phases 1A and 1B.
- The anticipated total CIP costs are estimated at \$31,108,182.61.

SEVENTH ORDER OF BUSINESS

Presentation of First Supplemental Special Assessment Methodology Report

Mr. Adams presented the First Supplemental Special Assessment Methodology Report dated October 21, 2025. He reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits, True-up Mechanism and Appendix Tables. He noted the following:

- This Methodology Report takes into consideration the Supplemental Engineer’s Report for Phases 1A and 1B, which is Assessment Area One.
- Assessment Area One envisions 416 residential units.
- The total par amount of bonds is \$9,630,000 to finance a portion of the Series 2025 Project costs in the estimated total amount of \$8,891,357.80.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Authorizing the Issuance of its Harvest Hills Community Development District Special Assessment Bonds, Series 2025 (Assessment Area One) (the "Series 2025 Bonds"); Determining Certain Details of the Series 2025 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture Regarding the Series 2025 Bonds; Authorizing the Negotiated Sale of the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Series 2025 Bonds and Awarding the Series 2025 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2025 Bonds and its use by the Underwriter in Connection with the Offering for Sale of the Series 2025 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2025 Bond Proceeds; Authorizing the Proper Officials to Do all Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2025 Bonds; Making Certain Declarations; Providing for Severability and an Effective Date and for Other Purposes

Ms. Bligh distributed and presented an updated version of Resolution 2026-02, known as the Delegation Resolution, which accomplishes the following:

- Authorizes issuance of bonds to finance the first phase of development for Phases 1A and 1B.
- Approves, in substantial form, certain documents needed to market, price and sell the bonds, including the Bond Purchase Contract, First Supplemental Indenture, Preliminary Limited Offering Memorandum and the Continuing Disclosure Agreement.
- Sets certain parameters in connection with the sale of the bonds to be reflected in the Bond Purchase Agreement at the time of pricing, as follows:

Any optional redemption of the Series 2025 Bonds will be determined at pricing.

The interest rate shall not exceed the maximum statutory rate.

The aggregate principal amount of the Series 2025 Bonds shall not exceed \$12,000,000.

Final maturity not later than the maximum term allowed by Florida law.

The price at which the Series 2025 Bonds shall be sold to the Underwriter shall not be less than 98.0% of the aggregate face amount of the Series 2025 Bonds, exclusive of original issue discount.

- Authorizes execution and delivery of documents and instruments.

On MOTION by Mr. Gross and seconded by Ms. Pagan, with all in favor, Resolution 2026-02, Authorizing the Issuance of its Harvest Hills Community Development District Special Assessment Bonds, Series 2025 (Assessment Area One) (the "Series 2025 Bonds"); Determining Certain Details of the Series 2025 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture Regarding the Series 2025 Bonds; Authorizing the Negotiated Sale of the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Series 2025 Bonds and Awarding the Series 2025 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2025 Bonds and its use by the Underwriter in Connection with the Offering for Sale of the Series 2025 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2025 Bond Proceeds; Authorizing the Proper Officials to Do all Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2025 Bonds; Making Certain Declarations; Providing for Severability and an Effective Date and for Other Purposes, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Setting Forth the Specific Terms of the District’s Special Assessment Bonds, Series 2025 (Assessment Area One); Making Certain Additional Findings and Confirming and/or Adopting an Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Mr. Earlywine presented Resolution 2026-03, which accomplishes the following:

- Delegates the authority to issue the Series 2025 Bonds.
- Sets for that the assessments will match the final pricing on the bonds and contemplates an amendment to the Assessment Report, once the final pricing terms are obtained.

On MOTION by Mr. Gross and seconded by Ms. Pagan, with all in favor, Resolution 2026-03, Setting Forth the Specific Terms of the District’s Special Assessment Bonds, Series 2025 (Assessment Area One); Making Certain Additional Findings and Confirming and/or Adopting an Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Issuer’s Counsel Documents

Mr. Earlywine presented the following and recommended approval in substantial form:

- A. Collateral Assignment
- B. Completion Agreement
- C. Declaration of Consent
- D. Disclosure of Public Finance
- E. Notice of Special Assessments
- F. True-Up Agreement

On MOTION by Mr. Gross and seconded by Ms. Pagan, with all in favor, the Collateral Assignment Agreement, Completion Agreement, Declaration of Consent, Disclosure of Public Finance, Notice of Special Assessments, and True-Up Agreement, all in substantial form, were approved.

- **Consideration: Agreement for Underwriting Services with MBS Capital Markets, LLC**
This item was an addition to the agenda.

Ms. Hahn presented the MBS Capital Markets, LLC Agreement for Underwriting Services and Rule G-17 Disclosure, which was distributed today.

On MOTION by Ms. Pagan and seconded by Mr. Gross, with all in favor, the MBS Capital Markets, LLC Agreement for Underwriting Services and Rule G-17 Disclosure, were approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

TWELFTH ORDER OF BUSINESS

Authorization for Acquisition of CIP Improvements

Mr. Earlywine discussed acquisition of CIP improvements.

On MOTION by Mr. Gross and seconded by Mr. Roscoe, with all in favor, acquisition of CIP improvements, was approved.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Pasco County, Florida, Amending the District’s Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date

A. Boundary Amendment Funding Agreement

Mr. Earlywine presented Resolution 2026-05 related to adding three parcels to the CDD boundaries and the Boundary Amendment Funding Agreement.

Discussion ensued regarding bond issuances, Operations & Maintenance, Special Revenue Funds, and the possibility of bond issuance in Fiscal Year 2027.

On MOTION by Ms. Pagan and seconded by Mr. Roscoe, with all in favor, Resolution 2026-05, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Pasco County, Florida, Amending the District’s Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date, was adopted and the Boundary Amendment Funding Agreement, was approved.

FOURTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

The financials were accepted.

FIFTEENTH ORDER OF BUSINESS

Approval of August 19, 2025 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Noordstar and seconded by Mr. Roscoe, with all in favor, the August 19, 2025 Public Hearings and 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

- **NEXT MEETING DATE: November 18, 2025 at 11:00 AM**

- **QUORUM CHECK**

The next meeting will be on November 18, 2025, unless canceled.

SEVENTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

It was noted that meeting locations are subject to change; the address is posted in the agenda letter and the agenda book.

EIGHTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

NINETEENTH ORDER OF BUSINESS

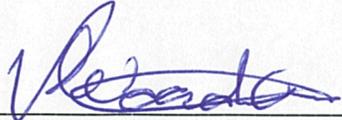
Adjournment

On MOTION by Mr. Gross and seconded by Ms. Pagan, with all in favor, the meeting adjourned at 11:28 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair