

**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 17, 2026 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	Chair
Seth Bennett (via telephone)	Vice Chair
Tatiana Pagan	Assistant Secretary
Mark Roscoe	Assistant Secretary

Also present:

Chuck Adams	District Manager
Jere Earlywine	District Counsel
Kendall Hahn	MBS Capital Markets
Warren Bloom	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:45 a.m. Supervisors Noordstar, Pagan and Roscoe were present. Supervisor Bennett attended via telephone. Supervisor Gross was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Ratification of Appointments of Supervisors Tatiana Pagan and Mark Roscoe

<p>On MOTION by Mr. Noordstar and seconded by Mr. Roscoe, with all in favor, the appointments of Tatiana Pagan and Mark Roscoe, were ratified.</p>

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Reconsidering and Approving Certain Board Actions Evidenced by Resolutions 2026-01 Through 2026-05 Adopted at a Duly Advertised Meeting of the Board of

Supervisors Held October 21, 2025, and All
Other Actions Taken by the Board

- **Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date**
- **Presentation of First Supplemental Engineer's Report**
- **Presentation of First Supplemental Special Assessment Methodology Report**
- **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**
- **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

- **Consideration of Issuer’s Counsel Documents**
 - **Collateral Assignment**
 - **Completion Agreement**
 - **Declaration of Consent**
 - **Disclosure of Public Finance**
 - **Notice of Special Assessments**
 - **True-Up Agreement**
- **Consideration of MBS Capital Markets, LLC Agreement for Underwriting Services and Rule G-17 Disclosure**
- **Authorization for Acquisition of CIP Improvements**
- **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**
 - **Boundary Amendment Funding Agreement**
- **Acceptance of Unaudited Financial Statements as of August 31, 2025**
- **Approval of August 19, 2025 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. Noordstar and seconded by Ms. Pagan, with all in favor, Resolution 2026-06, Reconsidering and Approving Certain Board Actions Evidenced by Resolutions 2026-01 Through 2026-05 Adopted at a Duly Advertised Meeting of the Board of Supervisors Held October 21, 2025, and All Other Actions Taken by the Board, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of First Supplemental Engineer’s Report

Mr. Adams stated there have been a few changes in the First Supplemental Engineer’s Report since it was last presented in October 2025. He noted the following:

- The project size for Assessment Area Phase 1 has been condensed to 220 +/- units and the amount of the Capital Improvement Plan (CIP) has been reduced, though the types of improvements and infrastructure remain the same.

➤ The total estimated cost of the Phase 1 Assessment area has been reduced to \$15,828,687.77 and the total number of units is 229.

SIXTH ORDER OF BUSINESS

Presentation of First Supplemental Special Assessment Methodology Report

Mr. Adams stated, as a result of the changes to the Engineer’s Report, the First Supplemental Special Assessment Methodology Report also changed. He noted the following:

- Assessment Area One has been reduced to 178 acres, with 229 total units.
- The revised total project costs are \$15,828,687.77.

Mr. Adams reviewed the financing program, the types of bonds proposed, the lienability tests, the True-Up Mechanism and the Appendix tables.

- The total par amount of bonds is \$5,740,000 to finance a portion of the Series 2026 Project costs in the estimated total amount of \$5,219,081.50.

On MOTION by Mr. Noordstar and seconded by Ms. Pagan, with all in favor, the First Supplemental Engineer’s Report dated February 17, 2026 and the First Supplemental Special Assessment Methodology Report dated February 17, 2026, both in substantial form, were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-07, Authorizing the Issuance of Its Harvest Hills Community Development District Special Assessment Bonds, Series 2026 (Assessment Area One) (the "Series 2026 Bonds"); Determining Certain Details of the Series 2026 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 2026 Bonds; Authorizing the Negotiated Sale of the Series 2026 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Series 2026 Bonds and Awarding the Series 2026 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2026 Bonds and Its Use by the

Underwriter in Connection with the Offering for Sale of the Series 2026 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2026 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2026 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2026 Bonds; Repealing Resolution No. 2026-02 Adopted October 21, 2025; Making Certain Declarations; Providing For Severability and an Effective Date and for Other Purposes

Mr. Bloom presented Resolution 2026-07, known as the Delegation Resolution. This is a follow up to the original bond resolution, which was processed a year ago, which authorized a total not to exceed amount of \$171 million. The resolution accomplishes the following:

- Sets forth the parameters for Phase 1A of the development for the Series 2026 Project consisting of 229 residential units.
- Sets forth the documents that will need to be authorized and executed, including the First Supplemental Trust Indenture, Bond Purchase Contract, Preliminary Limited Offering Memorandum, and Continuing Disclosure Agreement.
- Approves the aggregate principal amount of the bonds for this bond series is \$7 million, for a 30-year term.
- Authorizes the Chair and his designees to execute the bond documents and sign-off on the appropriate sizing and interest costs.

On MOTION by Mr. Noordstar and seconded by Ms. Pagan, with all in favor, Resolution 2026-07, Authorizing the Issuance of Its Harvest Hills Community Development District Special Assessment Bonds, Series 2026 (Assessment Area One) (the "Series 2026 Bonds"); Determining Certain Details of the Series 2026 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 2026 Bonds; Authorizing the Negotiated Sale of the Series 2026 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Series 2026 Bonds and Awarding the Series 2026 Bonds to the Underwriter Named

Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2026 Bonds and Its Use by the Underwriter in Connection with the Offering for Sale of the Series 2026 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2026 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2026 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2026 Bonds; Repealing Resolution No. 2026-02 Adopted October 21, 2025; Making Certain Declarations; Providing For Severability and an Effective Date and for Other Purposes, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-08, Setting Forth the Specific Terms of the District’s Special Assessment Bonds, Series 2026 (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. Adams presented Resolution 2026-08 and read the title.

Ms. Hahn stated the final pricing and bond closing will likely be in late March.

On MOTION by Ms. Pagan and seconded by Mr. Noordstar, with all in favor, Resolution 2026-08, Setting Forth the Specific Terms of the District’s Special Assessment Bonds, Series 2026 (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.

NINTH 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. Noordstar and seconded by Mr. Roscoe, with all in favor, the Issuer’s Counsel Documents, including the Collateral Assignment, Completion Agreement, Declaration of Consent, Disclosure of Public Finance, Notice of Special Assessments, and True-Up Agreement, all in substantial form, were approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2026-09, Designating a Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [November 3, 2026 - Seats 3, 4 & 5]

Mr. Adams presented Resolution 2026-09. Seats 3, 4 and 5 will be up for election at the Landowners’ Election.

On MOTION by Mr. Noordstar and seconded by Ms. Pagan, with all in favor, Resolution 2026-09, Designating November 17, 2026 at 11:00 a.m., at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 as the Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Gig Fiber, LLC Outdoor Solar Lighting Services Agreements

Mr. Earlywine stated the Gig Fiber Agreement has evolved over the past year. The vendor worked with Staff to finalize the current Agreement, which is considerably better than it was before. He discussed the pricing, terms, deductible, warranties, early termination provision, insurance coverage and an escalator.

It was noted that the Board should only approve the Phase 1A and Handcart Road Agreements only.

- A. Harvest Hills Handcart Road
- B. Harvest Hills Phase 1A (version 2)
- C. Harvest Hills Phase 1A (version 3 redlined)

On MOTION by Ms. Pagan and seconded by Mr. Roscoe, with all in favor, the Gig Fiber, LLC Outdoor Solar Lighting Services Agreements; Harvest Hills Handcart Road, Harvest Hills Phase 1A (version 2), Harvest Hills Phase 1A (version 3 redlined), were approved.

- D. Harvest Hills Phase 1B
- E. Harvest Hills Prospect Road

Items 11D and 11E were not considered.

TWELFTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

- A. **October 1, 2024 - September 30, 2025 [Posted]**

Mr. Adams noted that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Mr. Roscoe and seconded by Ms. Pagan, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

- B. **October 1, 2025 - September 30, 2026**

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Ms. Pagan and seconded by Mr. Roscoe, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04,
Designating the Location of the Local**

This item was deferred.

FOURTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

The financials were accepted.

FIFTEENTH ORDER OF BUSINESS

Approval of October 21, 2025 Regular Meeting Minutes

On MOTION by Mr. Roscoe and seconded by Ms. Pagan, with all in favor, the October 21, 2025 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: March 17, 2026 at 11:00 AM**
 - **QUORUM CHECK**

The next meeting will be on March 17, 2026, unless canceled.

SEVENTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Member comments or requests.

EIGHTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

NINETEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Pagan and seconded by Mr. Roscoe, with all in favor, the meeting adjourned at 12:17 p.m.

COP FALI
Secretary/Assistant Secretary

[Signature]
Chair/Vice Chair