

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

The Board of Supervisors of the Harvest Hills Community Development District held a Regular Meeting and Audit Committee Meeting on April 21, 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  
Tatiana Pagan  
Mark Roscoe  
Alex Gross

Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**Also present:**

Chuck Adams  
Jere Earlywine

District Manager  
District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:00 a.m.

Supervisors Noordstar, Pagan, Gross, and Roscoe were present. Supervisor Bennett was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2026-10, Ratifying the Actions of the District Manager in Redesignating the Date, Time, and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date [November 3, 2026 - Seats 3, 4 & 5]**

Mr. Adams presented Resolution 2026-10. Seats 3, 4 and 5, currently held by Ms. Pagan, Mr. Roscoe and Mr. Gross, will be up for election at the Landowners' Election.

**On MOTION by Ms. Pagan and seconded by Mr. Gross, with all in favor, Resolution 2026-10, Ratifying the Actions of the District Manager in Redesignating the Date, Time, and Location for the Landowners' Meeting to November 3, 2026 at 11:00 a.m., at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544; Providing for Publication, Providing for an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-11, Ratifying, Confirming, and Approving the Sale of the Harvest Hills Community Development District Special Assessment Bonds, Series 2026 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2026-11.

**On MOTION by Ms. Pagan and seconded by Mr. Gross, with all in favor, Resolution 2026-11, Ratifying, Confirming, and Approving the Sale of the Harvest Hills Community Development District Special Assessment Bonds, Series 2026 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Recess Regular Meeting/Commencement of Audit Selection Committee Meeting**

The Regular Meeting recessed at 11:02 a.m., and the Audit Selection Committee Meeting commenced.

**SIXTH ORDER OF BUSINESS**

**Review of Responses to Request for Proposals (RFP) for Annual Audit Services**

**A. Affidavit of Publication**

**B. RFP Package**

These items were included for informational purposes.

**C. Respondent(s)**

Mr. Adams discussed the qualifications and pricing for each of the following respondents:

**I. Carr, Riggs & Ingram, L.L.C.**

Bid: \$5,850, plus an additional not to exceed \$3,000 with bond issuance

**II. Grau & Associates**

Bid: \$2,500 for Fiscal Year 2025, \$2,600 for Fiscal Year 2026 and \$2,700 for Fiscal Year 2027, plus an additional \$1,500 with bond issuance.

**III. McIntosh CPA**

Bid: \$4,000 for Fiscal Year 2025, \$5,200 (including bonds) for Fiscal Year 2026 and \$5,400 for Fiscal Year 2027, plus an additional \$1,200 for an additional bond issuance.

**D. Auditor Evaluation Matrix/Ranking**

Each Board Member completed an Auditor Evaluation Matrix form. Mr. Adams tallied the scores and reported that Grau & Associates received 100 points and is the #1 ranked respondent.

**SEVENTH ORDER OF BUSINESS**

**Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

**On MOTION by Ms. Pagan and seconded by Mr. Gross, with all in favor, the Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.**

**EIGHTH ORDER OF BUSINESS**

**Consider Recommendation of Audit Selection Committee**

• **Award of Contract**

**On MOTION by Ms. Pagan and seconded by Mr. Gross, with all in favor, accepting the Audit Selection Committee’s scores, ranking and recommendation ranking Grau & Associates, as the #1 ranked respondent to the RFP for Annual Audit Services, as the Board’s own scores and ranking, awarding the Annual Audit Services Contract to DiBartolomeo, McBee, Hartley & Barnes, P.A., the #1 ranked respondent, and authorizing Staff to engage Grau & Associates, was approved.**

**NINTH 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.

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2026**

The financials were accepted.

**ELEVENTH ORDER OF BUSINESS**

**Approval of February 17, 2026 Regular Meeting Minutes**

**On MOTION by Ms. Pagan and seconded by, Mr. Gross, with all in favor, the February 17, 2026 Regular Meeting Minutes, as presented, were approved.**

**TWELFTH 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: May 19, 2026 at 5:00 PM [Presentation of FY2027 Proposed Budget]**
  - **QUORUM CHECK**

**THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Member comments or requests.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

<p><b>On MOTION by Ms. Pagan and seconded by Mr. Gross, with all in favor, the meeting adjourned at 11:11 a.m.</b></p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair