

HARVEST HILLS

SOUTH

COMMUNITY DEVELOPMENT

DISTRICT

May 13, 2025

LANDOWNERS'

MEETING AGENDA

Harvest Hills South Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

May 6, 2025

Landowner(s)

Harvest Hills South Community Development District

Dear Landowner(s):

A Landowners' Meeting of Harvest Hills South Community Development District will be held on May 13, 2025 at 4:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit/Proof of Publication
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisors [All Seats]
 - A. Nominations
 - B. Casting of Ballots
 - Determine Number of Voting Units Represented
 - Determine Number of Voting Units Assigned by Proxy
 - C. Ballot Tabulation and Results
5. Landowners' Questions/Comments
6. Adjournment

A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (five (5) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. **Please note that a particular real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof;** therefore, two (2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

The first step is to elect a Chair for the meeting, who may be any person present at the meeting. The Chair shall conduct the nominations and the voting. If the Chair is a landowner or proxy holder of a landowner, he/she may nominate candidates and, make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two (2) candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the remaining candidates elected shall serve for a two (2)-year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors for the District every two (2) years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one (1) vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

Should you have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,


Chesley E Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

Serial Number
25-00753P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Public Board Meetings

in the matter of Harvest Hills Election Organizational Meeting on May 13, 2025

in the Court, was published in said newspaper by print in the

issues of 4/18/2025, 4/25/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Harvest Hills South Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 429.871 acres of land, more or less, generally located south of Clinton Avenue Extension, west of Handcart Road, north of Kiefer Road and east of Curley Road, entirely within unincorporated Pasco County, Florida advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

DATE: May 13, 2025

TIME: 4:00 PM

PLACE: Hilton Garden Inn Tampa-Wesley Chapel
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

District Manager
April 18, 25, 2025

25-00753P

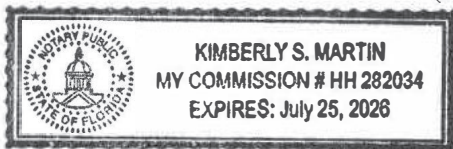

Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of April, 2025 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)



**LANDOWNER PROXY
HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS' MEETING – MAY 13, 2025**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of Harvest Hills South Community Development District to be held at **4:00 p.m. EST on May 13, 2025, at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544**, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

STANLEY MARTIN HOMES LLC
Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
<u>[See legal description attached]</u>	<u>332.118</u>	<u>333</u>

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

DESCRIPTION:

A portion of Section 13, Township 25 South, Range 20 East and Section 18, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 13, Township 25 South, Range 20 East, Pasco County, Florida; thence North 89°55'55" West along the South line of the Southeast 1/4 of said Section 13, a distance of 2645.39 feet to the Southwest corner of Southeast 1/4 of said Section 13; thence North 89°58'17" West along the South line of the Southwest 1/4 of said Section 13, a distance of 1324.69 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 13; thence departing said South line run North 00°53'04" East along the West line of the East 1/2 of the Southwest 1/4 of said Section 13, a distance of 1988.80 feet to the Northwest corner of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 13; thence South 89°56'24" East along the North line of said South 1/2 of the Northeast 1/4 of the Southwest 1/4, a distance of 1317.52 feet to the Northeast corner of said South 1/2 of the Northeast 1/4 of the Southwest 1/4; thence North 00°40'42" East along the West line of the Southeast 1/4 of said Section 13, a distance of 636.89 feet to the Southerly Right of Way line of Prospect Road per (F.D.O.T. Right of Way Section No. 1451-151 State Road Nos. S-579 & S-579-A, R.P.B. 1, Page 107, conveyed to Pasco County per Road Plat Book 2, Pages 13-14); thence run along said Southerly Right of Way line the following six (6) courses: 1) S 89°51'52" E, 1331.68 feet; 2) thence S 89°49'22" E, 986.28 feet to the beginning of a tangent curve concave northerly having a radius of 17218.75 feet, a chord bearing of N 89°08'08" E, a chord length of 626.06 feet; 3) thence run along the arc of said curve through a central angle of 02°05'00", an arc length of 626.09 feet; 4) thence N 88°05'38" E, 443.11 feet; 5) thence N 89°48'38" E, 722.25 feet; 6) thence S 89°49'07" E, 590.29 feet; thence departing said Southerly right of way line run S 00°00'00" E, 443.61 feet to the beginning of a tangent curve concave northeasterly having a radius of 25.00 feet, a chord bearing of S 44°50'54" E, a chord length of 35.26 feet; thence run along the arc of said curve through a central angle of 89°41'47", an arc length of 39.14 feet; thence S 89°41'47" E, 519.46 feet to the beginning of a tangent curve concave northwesterly having a radius of 35.00 feet, a chord bearing of N 45°18'13" E, a chord length of 49.50 feet; thence run along the arc of said curve through a central angle of 90°00'00", an arc length of 54.98 feet; thence S 89°41'47" E, 21.00 feet to the Westerly right of way line of Handcart Road as described in Official Records Book 4690, Page 537, Public Records of Pasco County, Florida; thence S 00°18'13" W along said Westerly right of way line, 130.00 feet; thence departing said Westerly right of way line run N 89°41'47" W, 21.00 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 35.00 feet, a chord bearing of N 44°41'47" W, a chord length of 49.50 feet; thence run along the arc of said curve through a central angle of 90°00'00", an arc length of 54.98 feet; thence N 89°41'47" W, 518.88 feet to the beginning of a tangent curve concave southeasterly having a radius of 25.00 feet, a chord bearing of S 45°09'06" W, a chord length of 35.45 feet; thence run along the arc of said curve through a central angle of 90°18'13", an arc length of 39.40 feet; thence S 00°00'00" E, 982.81 feet to the beginning of a tangent curve concave easterly having a radius of 465.00 feet, a chord bearing of S 08°37'08" E, a chord length of 139.37 feet; thence run along the arc of said curve through a central angle of 17°14'17", an arc length of 139.90 feet; thence S 17°14'17" E, 69.22 feet to the beginning of a tangent curve concave northeasterly having a radius of 25.00 feet, a chord bearing of S 60°52'26" E, a chord length of 34.50 feet; thence run along the arc of said curve through a central angle of 87°16'18", an arc length of 38.08 feet to the beginning of a reverse curve concave southerly having a radius of 1235.50

feet, a chord bearing of N 82°36'40" E, a chord length of 306.32 feet; thence run along the arc of said curve through a central angle of 14°14'31", an arc length of 307.11 feet; thence N 89°43'56" E, 162.76 feet; thence N 45°01'04" E, 49.25 feet; thence S 89°41'47" E, 21.00 feet to aforesaid Westerly right of way line of Handcart Road; thence S 00°18'13" W along said Westerly right of way line, 947.81 feet to the South line of the Southwest 1/4 of Section 18, Township 25 South, Range 21 East, Pasco County, Florida; thence S 89°39'06" W along said South line, 2673.96 feet to the POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:

A portion of Section 13, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as:

Commence at the Southeast corner of Section 13, Township 25 South, Range 20 East, Pasco County, Florida; thence North 89°55'55" West along the South line of the Southeast 1/4 of said Section 13, a distance of 2127.37 feet; thence departing said South line run North 00°00'00" West, 95.03 feet to the POINT OF BEGINNING and to the beginning of a non-tangent curve concave northwesterly having a radius of 25.00 feet, a chord bearing of S 45°02'03" W, a chord length of 35.38 feet; thence run along the arc of said curve through a central angle of 90°04'05", an arc length of 39.30 feet; thence N 89°55'55" W, 492.92 feet; thence N 89°58'17" W, 1131.28 feet; thence N 00°00'00" W, 683.98 feet; thence N 90°00'00" E, 1672.13 feet to the beginning of a non-tangent curve concave easterly having a radius of 1275.00 feet, a chord bearing of S 05°26'16" W, a chord length of 241.64 feet; thence run along the arc of said curve through a central angle of 10°52'31", an arc length of 242.01 feet; thence S 00°00'00" W, 419.57 feet to the POINT OF BEGINNING.

Containing 332.118 acres, more or less.

OFFICIAL BALLOT
HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY FLORIDA
LANDOWNERS' MEETING – MAY 13, 2025

For Election (5 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the three (3) candidates receiving the next highest number of votes will each receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within Harvest Hills South Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
[See legal description attached]	332.118

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of STANLEY MARTIN HOMES LLC (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

DESCRIPTION:

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Containing 332.118 acres, more or less.

**Harvest Hills South CDD
Landowner Election Roll**

Parcel ID	Owner	Address	City State ZIP	Acres	Votes
18-25-21-0000-00700-0000	HARRISVOPH LLC & GALVIN VOPH LLC ET AL	PO BOX 7207	ST PETERSBURG, FL 33734	0.69	
18-25-21-0000-00900-0000	HARRISVOPH LLC & GALVIN VOPH LLC ET AL	PO BOX 7207	ST PETERSBURG, FL 33734	2.76	
18-25-21-0000-00700-0050	HARRISVOPH LLC & GALVIN VOPH LLC ET AL	PO BOX 7207	ST PETERSBURG, FL 33734	0.14	
18-25-21-0000-00800-0000	HARRISVOPH LLC & GALVIN VOPH LLC ET AL	PO BOX 7207	ST PETERSBURG, FL 33734	3.4	
18-25-21-0000-00700-0020	HARRISVOPH LLC & GALVIN VOPH LLC ET AL	PO BOX 7207	ST PETERSBURG, FL 33734	0.54	
18-25-21-0000-00700-0012	HARRISVOPH LLC & GALVIN VOPH LLC ET AL	PO BOX 7207	ST PETERSBURG, FL 33734	1.65	*Not all of the parcel is in the district
				9.18	10
18-25-21-0000-00700-0030	STANLEY MARTIN HOMES LLC	11710 PLAZA AMERICA DR #1100	RESTON, VA 20190	128.36	
18-25-21-0000-00700-0011	STANLEY MARTIN HOMES LLC	11710 PLAZA AMERICA DR #1100	RESTON, VA 20190	1.04	*Not all of the parcel is in the district
				129.4	130
13-25-20-0000-00600-0000	PROSPECT RD LAND INVEST II LLC ET AL	PO BOX 7207	ST PETERSBURG, FL 33734	193.54	*Not all of the parcel is in the district
				193.54	194
Total			Total Acres as per Petition:	332.12	334