

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

An Organizational Meeting of the Harvest Hills South Community Development District was held on May 13, 2025, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 4:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544.

**Present:**

Rick Harcrow	Chair
Micah Sprecher	Vice Chair
Georgina Quinlan	Assistant Secretary
Seth Bennett	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Tucker Mackie	District Counsel
Cynthia Wilhelm (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 4:08 p.m.

Supervisors-Elect Harcrow, Sprecher, Quinlan and Bennett were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**PART 1: GENERAL DISTRICT ITEMS**

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)**

Mr. Adams stated that the Landowners' Election was held just prior to this meeting.

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Harcrow, Mr. Sprecher, Ms. Quinlan and Mr. Bennett. Mr. Adams provided, and he and Ms. Mackie explained the following items:

- A. **Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. **Membership, Obligations and Responsibilities**
- C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners’ Meeting; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners’ Meeting; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

The following results of the Landowners’ Election will be inserted into Sections 1 and 2 of Resolution 2025-02:

Seat 1	Rick Harcrow	129 votes	4-Year Term
Seat 2	Micah Sprecher	129 votes	4-Year Term
Seat 3	Georgina Quinlan	120 votes	2-Year Term
Seat 4	Seth Bennett	120 votes	2-Year Term

Mr. Adams stated that no nominations were made, and no votes were cast for Seat 5; therefore, Seat 5 will remain vacant until an appointment is made to fill the vacant seat.

**On MOTION by Mr. Harcrow and seconded by Mr. Bennett, with all in favor, Resolution 2025-02, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03, Electing Certain Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-03. Mr. Harcrow nominated the following slate:

Rick Harcrow	Chair
Micah Sprecher	Vice Chair
Chesley E Adams, Jr.	Secretary
Georgina Quinlan	Assistant Secretary
Seth Bennett	Assistant Secretary
Craig Wrathell	Assistant Secretary
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-03, Electing and Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**PART 2: CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS & BUDGETARY ITEMS)**

**ORGANIZATIONAL ITEMS**

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Following Consent Agenda Organizational Items:**

- A. Resolution 2025-04, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
  - **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

- B. Resolution 2025-05, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date
  - Fee Agreement: Kutak Rock LLP
- C. Resolution 2025-06, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date
- D. Resolution 2025-07, Appointing an Interim District Engineer for the Harvest Hills South Community Development District, Authorizing Its Compensation and Providing for an Effective Date
  - Interim Engineering Services Agreement: LevelUp Consulting, LLC
- E. Authorization of Request for Qualifications (RFQ) for Engineering Services
- F. Board Member Compensation: 190.006 (8), F.S.
- G. Resolution 2025-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
- H. Resolution 2025-09, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, Officers and Staff; and Providing for an Effective Date
  - Authorization to Obtain General Liability and Public Officers' Insurance
- I. Resolution 2025-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date
- J. Resolution 2025-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date
- K. Resolution 2025-12, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date
- L. Resolution 2025-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the District; and Providing for an Effective Date

- M. Authorization of Request for Proposals (RFP) for Annual Audit Services
  - Designation of Board of Supervisors as Audit Committee
- N. Strange Zone, Inc., Quotation #M25-021 for District Website Design, Maintenance and Domain Web-Site Design Agreement
- O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit
- P. Resolution 2025-14, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date
- Q. Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
- R. Pasco County, Florida Interlocal Agreement Regarding Connecting Trail
- S. Resolution 2025-34, 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
- T. Boundary Amendment Funding Agreement

On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, the Consent Agenda Items listed in the Seventh Order of Business, were adopted, approved, ratified and/or accepted.

**BANKING ITEMS**

**EIGHTH ORDER OF BUSINESS**

Consideration of the following Consent Agenda Banking Items:

- A. Resolution 2025-15, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date

On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-15, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date, was adopted.

- B. Resolution 2025-16, Authorizing the District Manager or Treasurer to Execute the Public Depositor Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date

On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-16, Authorizing the District Manager or Treasurer to Execute the Public Depositor Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.

**BUDGETARY ITEMS**

**NINTH ORDER OF BUSINESS**

Consideration of the following Consent Agenda Budgetary Items:

- A. Fiscal Year 2024/2025 Budget Funding Agreement
- B. Fiscal Year 2025/2026 Budget Funding Agreement

On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement and the Fiscal Year 2024/2025 Budget Funding Agreement, were approved.

- C. Resolution 2025-17, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes

On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-17, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

- D. Resolution 2025-18, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-18, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of

Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. Resolution 2025-19, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-19, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. Resolution 2025-20, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-20, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. Resolution 2025-21, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-21, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

**PART 3: NON-CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS & BUDGETARY ITEMS)**

**ORGANIZATIONAL ITEMS**

**TENTH ORDER OF BUSINESS**

Consideration of the Following Non-Consent Agenda Organizational Items:

- A. Resolution 2025-22, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

**B. Resolution 2025-23, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

**I. Rules of Procedure**

**II. Notices of Rule Development and Rulemaking**

These items were included for informational purposes.

Resolution 2025-23 was considered here but then reconsidered after Item 10C to change the time of the Public Hearing.

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-23, to Designate July 15, 2025 at 4:00 p.m., at Hilton Garden Inn - Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

**C. Resolution 2025-24, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

The meeting dates, times and location will be inserted into the Fiscal Year 2025 Meeting Schedule.

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-24, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.**

**▪ Reconsideration of Resolution 2025-23**

This item, previously Item 10B was reconsidered to change the time of the July 15, 2025 Public Hearing.

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-23, to Designate July 15, 2025 at 10:00 a.m., at Hilton Garden Inn - Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, as the Date, Time and Place of Public Hearing and Authorization**

**to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

**D. Resolution 2025-25, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

The meeting dates, times and location will be inserted into the Fiscal Year 2026 Meeting Schedule.

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-25, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.**

**BANKING ITEMS**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of the Following Non-Consent Agenda Banking Item:**

**A. Resolution 2025-26, Designating a Public Depository for Funds of the District and Providing an Effective Date**

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-26, Designating Truist Bank as a Public Depository for Funds of the District and Providing an Effective Date, was adopted.**

**BUDGETARY ITEMS**

**TWELFTH ORDER OF BUSINESS**

**Consideration of the following Non-Consent Agenda Budgetary Items:**

**A. Resolution 2025-27, Approving Proposed Budget(s) for FY 2025; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date**

Mr. Adams presented Resolution 2025-27. He reviewed the proposed partial year Fiscal Year 2025 budget, which is Landowner-funded, with expenses funded as they are incurred.

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-27, Approving Proposed Budget(s) for FY 2025; Setting a Public Hearing Thereon for July 15, 2025 at 10:00 a.m., at Hilton Garden Inn - Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.**

- B. Resolution 2025-28, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date**

Mr. Adams presented Resolution 2025-28. He reviewed the proposed Fiscal Year 2026 budget, which is Landowner-funded, with expenses funded as they are incurred.

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-28, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon for July 15, 2025 at 10:00 a.m., at Hilton Garden Inn - Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.**

- C. Resolution 2025-29, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-29. The recommendation is for the District Engineer to be the designated individual.

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-29, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**PART 4: BOND FINANCING & PROJECT RELATED MATTERS**

**FINANCING RELATED MATTERS**

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of the following Bond Financing Related Items:**

**A. Bond Financing Team Funding Agreement**

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, the Bond Financing Team Funding Agreement, was approved.**

**B. Engagement of Bond Financing Professionals**

**I. Underwriter/Investment Banker: FMSbonds, Inc.**

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, the FMSbonds, Inc., Agreement for Underwriter Services, was approved.**

**II. Bond Counsel: Nabors Giblin & Nickerson, P.A.**

Ms. Wilhelm presented the Nabors Giblin & Nickerson, P.A., Proposal/Engagement Letter and Agreement and discussed the potential fees.

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, the Nabors Giblin & Nickerson, P.A., Proposal/Engagement Letter to serve as Bond Counsel, was approved.**

**III. Trustee, Paying Agent and Registrar: US Bank**

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, the U.S. Bank Trust Company, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.**

**C. Resolution 2025-30, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-30. This Resolution enables placement of the assessments on the tax bill utilizing the services of the Property Appraiser and Tax Collector.

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-30, Designating a Date, Time, and Location of July 15, 2025 at 10:00 a.m., at Hilton Garden Inn - Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**D. Presentation of Master Engineer’s Report**

Mr. Adams distributed the Master Engineer’s Report and noted the following:

- The Report outlines the Capital Improvement Plan (CIP) for the CDD’s planned public improvements.
- The CIP anticipates 1,106 total units across Phases 7 and 8 and another 274 in the Expansion Area, which will be Phase 9, for a total of 1,380 units.
- The CIP will be comprised of roadway improvements; the stormwater management system; water and wastewater utilities; hardscape, landscape, and irrigation; streetlights/undergrounding of electrical utility lines; recreational amenities; environmental conservation; off-site improvements and professional services.
- The total CIP Cost Estimate is \$59,681,158.59 including the existing CDD area plus the expansion area.

**E. Presentation of Master Special Assessment Methodology Report**

Mr. Adams presented the Master Special Assessment Methodology Report and noted the following:

- The Methodology references and corresponds to the Engineer's Report, which outlines the CIP for the existing CDD plus the expansion area.
- The District currently consists of approximately 332.118 acres and contemplates the expansion of its boundaries in the future that would result in an additional 103.707 acres being added to the District boundaries, for a total of 435.825 acres.
- The current development plan envisions a total of 1,106 residential units within the existing District boundaries and 274 residential units within the expansion area for a total of 1,380 residential units to be developed over a multi-year period in one or more development phases.
- The CIP needed to serve the Development is cumulatively estimated at \$47,399,471.31 in existing District costs and \$12,281,687.28 in expansion area costs for a total of \$59,681,158.59.
- The proposed financing plan provides for the issuance of the bonds in the approximate principal amount of \$82,310,000 to finance approximately \$59,681,158.59 in CIP costs. Mr. Adams reviewed the pertinent information found in each section and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and Appendix Tables 1 through 5.

**F. Resolution 2025-31, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution**

Ms. Mackie presented Resolution 2025-31 and discussed the bond validation and issuance processes. She noted that the Boundary Amendment will be filed soon. The Engineer's Report already contemplates the expansion area in the CIP costs and in the bond amount being validated.

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-31, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.**

- G. Resolution 2025-32, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Harvest Hills South Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes**

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-32, Setting a Public Hearing on July 15, 2025 at 10:00 a.m., at Hilton Garden Inn - Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Harvest Hills South Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.**

- H. Resolution 2025-33, Authorizing the Issuance of Not to Exceed \$82,310,000 Harvest Hills South Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date**

Ms. Wilhelm presented Resolution 2025-33, known as the Bond Validation Resolution, which accomplishes the following:

- Approves the issuance of bonds in a not-to-exceed principal amount of \$82,310,000 in one or more series to finance all or a portion of the public infrastructure described in the Engineer’s Report.
- Approves the form of the Master Trust Indenture and the Supplemental Indenture.

- Appoints US Bank Trust Company National Association as the Trustee, Registrar and Paying Agent.
- Approves the CIP set forth in the Engineer’s Report.
- Authorizes District Counsel to file the bond validation petition.

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-33, Authorizing the Issuance of Not to Exceed \$82,310,000 Harvest Hills South Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, was adopted.**

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Ms. Mackie stated that the bond validation petition will be filed.

**B. District Engineer (Interim): LevelUp Consulting, LLC**

**C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no District Engineer or District Manager reports.

The next meeting will be held on July 15, 2025 at 10:00 a.m., at this location.

**FIFTEENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**SIXTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, the meeting adjourned at 5:14 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair