

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

The Board of Supervisors of the Harvest Hills South Community Development District held a Regular Meeting on September 16, 2025 at 5:00 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

**Also present:**

Chuck Adams	District Manager
Tucker Mackie (via telephone)	District Counsel
Brandon Wilson (via telephone)	District Engineer
Cythia Wilhelm (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 5:43 p.m. Supervisors Harcrow, Sprecher and Quinlan were present. Supervisor Bennett was absent. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Appointment to Fill  
Unexpired Term of Seat 5; Term Expires  
November 2027**

Mr. Harcrow nominated Logan Markey to fill Seat 5. No other nominations were made.

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, the appointment of Logan Markey to fill Seat 5, was approved.**

- **Administration of Oath of Office (the following to be provided under separate cover)**  
The Oath of Office will be administered to Mr. Markey at or before the next meeting.
  - A. Required Ethics Training and Disclosure Filing**

- **Sample Form 1 2023/Instructions**
- B. Board 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**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-35, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-35. Mr. Harcrow nominated the following:

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

No other nominations were made.

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

Chuck Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-35, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Presentation of Supplemental Engineer’s Report**

Mr. Wilson presented the Supplemental Engineer’s Report, which was updated based on contractor bid information and more recent cost pricing from Stanley Martin.

Mr. Adams stated that the total 2025 Project Estimated Cost is \$28,382,787.54.

**SIXTH ORDER OF BUSINESS**

**Presentation of Supplemental Special Assessment Methodology Report**

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

- This Report focuses on Assessment Area One, rather than the entire project.
- Assessment Area One consists of a total of 397 residential units.

Mr. Adams reviewed Tables 1 through 7, detailing the 2025 Project Development Plan, Project Costs, Preliminary Sources and Uses of Funds, Benefit Allocation, Cost Allocation, Minimum Required Contribution Calculations, and Bond Assessment Apportionment.

- The District intends to issue Series 2025 Assessment Area One bond in the estimated principal amount of \$19,590,000 to fund an estimated \$16,915,980.34 in 2025 Project costs, with the balance of the 2025 Project costs anticipated to be contributed by the Developer or a future issuance of bonds.
- Due to a delay with the updates to the Engineer’s Report, the Supplemental Methodology Report does not reflect the changes in the Engineer’s Report that adjusted the Project Costs up from \$23,500,994.42 to \$28,382,787.54. As such, the difference will be an increase to the Developer’s Contribution.

Ms. Mackie stated that both the Supplemental Engineer’s Report and Supplemental Special Assessment Methodology Report remain in preliminary form. The purpose today is to acknowledge the likely assessment levels and for the Board to consider the documents in advance of marketing the bonds. These Reports will be presented again at a meeting after the bonds are priced but before the bonds close; at that time, the numbers will be adjusted based on the actual terms of the bonds as priced, versus as marketed.

In response to the question of whether the project costs can be changed and/or increased, Ms. Mackie stated that anything in addition to the 2025 Project costs, as financed, would be the obligation of the Developer to complete or provide the necessary funds to the CDD to complete the work. While there is a certain level of contribution by the Developer to deliver the assessments at the desired levels set forth in the Supplemental Special Assessment Methodology Report, there is also the opportunity to potentially finance additional costs through a future bond issuance over additional phases.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-41,  
Delegating to the Chairman of the Board of  
Supervisors of Harvest Hills South**

Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Harvest Hills South Community Development District Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One) (the "Series 2025 Bonds"), as a Single Series of Bonds Under the Master Trust Indenture In Order to Finance the Assessment Area One Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2025 Bonds; Approving a Negotiated Sale of the Series 2025 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture and First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2025 Bonds; Approving the Form of the Series 2025 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum And Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection With the Issuance, Sale and Delivery of the Series 2025 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter Into All Agreements Required in Connection With the Acquisition and Construction of the

Assessment Area One Project; and Providing an Effective Date

Ms. Wilhelm presented Resolution 2025-41. This Resolution, known as the Delegated Award Resolution, accomplishes the following:

- Authorizes the Chair to enter into the Bond Purchase Contract as long as the terms of the Bond Purchase Contract are within the parameters set forth.
- Approves, in substantial form, certain documents needed to market, price and sell the bonds, including the Bond Purchase Contract, Master and First Supplemental Trust Indentures, Preliminary Limited Offering Memorandum, and Continuing Disclosure Agreement.

➤ The parameters set forth are:

- Maximum Principal Amount: Not to Exceed \$25,000,000
- Maximum Coupon Rate: Maximum Statutory Rate
- Underwriting Discount: Maximum 2.0%
- Not to Exceed Maturity Date: Maximum Allowed by Law
- Redemption Provisions: The Series 2025 Bonds shall be subject to redemption as set forth in the form of Series 2025 Bond attached to the form of Supplemental Indenture attached hereto and shall be as set forth in the Purchase Contract.

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, Resolution 2025-41, Delegating to the Chairman of the Board of Supervisors of Harvest Hills South Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Harvest Hills South Community Development District Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One) (the "Series 2025 Bonds"), as a Single Series of Bonds Under the Master Trust Indenture In Order to Finance the Assessment Area One Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2025 Bonds; Approving a Negotiated Sale of the Series 2025 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture and First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2025 Bonds; Approving the Form of the Series 2025 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum And Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the**

**Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection With the Issuance, Sale and Delivery of the Series 2025 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter Into All Agreements Required in Connection With the Acquisition and Construction of the Assessment Area One Project; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Ratification of LevelUp Consulting, LLC Agreement for Professional Engineering Services**

Mr. Adams presented the LevelUp Consulting, LLC, Agreement.

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, the Ratification of LevelUp Consulting, LLC Agreement for Professional Engineering Services, was approved.**

**NINTH ORDER OF BUSINESS**

**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.**

**TENTH ORDER OF BUSINESS**

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

This item was deferred.

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2025**

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2025.  
The financials were accepted.

**TWELFTH ORDER OF BUSINESS**

**Approval of July 15, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes**

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, the July 15, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: LevelUp Consulting, LLC**  
There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC**
  - NEXT MEETING DATE: October 21, 2025 at 11:00 AM**
    - QUORUM CHECK**

**FOURTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**FIFTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Harcrow and seconded by Mr. Sprecher, with all in favor, the meeting adjourned at 6:05 P.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair