

**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 November 18, 2025 at 11:00 a.m., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

**Present:**

Rick Harcrow	Chair
Georgina Quinlan	Assistant Secretary
Logan Markey	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Tucker Mackie (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:03 a.m. The Oath of Office was administered to Logan Markey before the meeting.

Supervisors Harcrow, Quinlan and Markey were present. Supervisors Bennett and Sprecher were absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Logan Markey (the following to be provided under separate cover)**

This item was addressed during the First Order of Business. Mr. Adams reviewed the following items with Mr. Markey before the 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**

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

Mr. Adams presented Resolution 2025-35. Mr. Adams stated that no action is necessary, as this Resolution was approved at the previous meeting and executed. The slate was as follows:

Rick Harcrow	Chair
Micah Sprecher	Vice Chair
Georgina Quinlan	Assistant Secretary
Seth Bennett	Assistant Secretary
Logan Markey	Assistant Secretary
Chuck Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

**FIFTH ORDER OF BUSINESS**

**Presentation of Supplemental Engineer’s Report**

Mr. Adams stated that today’s meeting will be continued to December 1, 2025 at 10:00 a.m. The Fifth, Sixth, Seventh and Eighth Orders of Business will be deferred to the Continued Meeting, after which the bond pre-closing will occur. Bonds are anticipated to close one to two weeks later.

This item was deferred.

**SIXTH ORDER OF BUSINESS**

**Presentation of First Supplemental Special Assessment Methodology Report**

This item was deferred.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-01, Setting Forth the Specific Terms of the District's Capital Improvement Revenue Bonds, Series 2025; 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**

This item was deferred.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Issuer's Counsel Documents**

- A. Collateral Assignment**
- B. Completion Agreement**
- C. Declaration of Consent**
- D. True-Up Agreement**
- E. Acquisition Agreement**

These items were deferred.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02, 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 September 30, 2025**

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2025.

The financials were accepted.

**ELEVENTH ORDER OF BUSINESS**

**Approval of September 16, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Harcrow and seconded by Mr. Quinlan, with all in favor, the September 16, 2025 Regular Meeting Minutes, as presented, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

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

Discussion ensued regarding the Continued Meeting, the bond pre-closing and finalization of documents.

**B. District Engineer: LevelUp Consulting, LLC**

There was no report.

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

- **NEXT MEETING DATE: December 16, 2025 at 5:00 PM**

The next meeting will be the Continued Meeting on December 1, 2025, at 10:00 a.m.

The December 16, 2025 meeting will likely be cancelled.

- **QUORUM CHECK**

Supervisors Harcrow, Quinlan and Markey confirmed their attendance at the December 1, 2025 Continued Meeting.

**THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Harcrow and seconded by Mr. Quinlan, with all in favor, the meeting recessed at 11:16 a.m., and was continued to December 1, 2025 at 10:00 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair