

**MINUTES OF MEETING
HARBOR RESERVE COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of Harbor Reserve Community Development District was held on March 14, 2025 at 11:00 a.m., at Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741.

Present:

Brandon Kelly
Austin Dodier
Kevin Ramirez

Chair
Vice Chair
Assistant Secretary

Also present:

Cindy Cerbone
Chris Conti
Jamie Sanchez
Jennifer Kilinski
Stephen Reisner
Shawn Hindle
Brett Sealy
Henry Chirino
Ellen Rosette

District Manager
Wrathell, Hunt and Associates (WHA)
Wrathell, Hunt and Associates (WHA)
District Counsel
Kilinski | Van Wyk PLLC
Interim District Engineer
MBS Capital Markets, LLC
NVR Ryan Homes
Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:03 a.m. Mr. Brandon Kelly, Mr. Austin Dodier and Mr. Kevin Ramirez, named in the Petition to Establish the District as Initial Board Supervisors, were present, in person. Ms. Misty Mashburn and Mr. Jeff White, also named in the Petition to Establish the District as Initial Board Supervisors, were not 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 Initial Board of Supervisors (the following will be provided in a separate package)

Mr. Conti, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Brandon Kelly, Mr. Austin Dodier and Mr. Kevin Ramirez.

The following items were provided and explained:

- 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**

The Board Members declined compensation.

Ms. Kilinski stated Board Members affiliated with a Landowner or Developer will complete Form 8B to disclose their employment and/or business affiliation; their Form 8B will be kept on file and attached to meeting minutes when necessary.

Ms. Cerbone paraphrased Form 8B, as follows:

"I am a member of the Board of Supervisors of the Harbor Reserve Community Development District created under Chapter 190, Florida Statutes, and I am a principal, employee and/or business associate, or relative, of a landowner in the District. Decisions potentially affecting the landowner may come before the Board from time to time. Pursuant to Section 112.3143(3)(b), and 190.007(1), Florida Statutes, I understand that I do not have a conflict of interest when voting on such matters, and that I am not prohibited from voting on such matters. That said, I am filing this disclosure of voting conflict in an abundance of caution, and to follow the procedures required by section 112.3143, Florida Statutes, and for the duration of my term and any subsequent terms."

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Organizational Meeting

On MOTION by Mr. Ramirez and seconded by Mr. Kelly, with all in favor, Resolution 2025-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Organizational Meeting, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing Certain Officers of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-02. Mr. Ramirez nominated the following:

Chair	Brandon Kelly
Vice Chair	Austin Dodier
Secretary	Craig Wrathell
Assistant Secretary	Kevin Ramirez
Assistant Secretary	Cindy Cerbone
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

On MOTION by Mr. Ramirez and seconded by Mr. Kelly, with all in favor, Resolution 2025-02, Electing Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Designating a Date, Time, and Location for Landowners' Meeting of the District, and Providing for an Effective Date

On MOTION by Mr. Kelly and seconded by Mr. Ramirez, with all in favor, Resolution 2025-03, Designating a Date, Time, and Location of May 15, 2025 at 9:15 a.m., at Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741, for a Landowners' Meeting of the District, 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:**

The following Consent Agenda Items were presented:

- A. Resolution 2025-04, Appointing and Fixing the Compensation of the District Manager; Appointing a Methodology Consultant; and Providing an Effective Date**
 - **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**
- B. Resolution 2025-05, Appointing Legal Counsel for the District, Authorizing Compensation and Providing for an Effective Date**
 - **Fee Agreement: Kilinski | Van Wyk PLLC**
- 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 and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date**
 - **Interim Engineering Services Agreement: Hanson, Walter & Associates, Inc.**
- E. Authorization of Request for Qualifications (RFQ) for Engineering Services**
- F. Board Member Compensation: 190.006 (8), F.S.**

The Board Members declined compensation.
- 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 Harbor Reserve Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, District Officers, and Retained Staff; and Providing 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. Memorandum: Public Records Retention**

- I. **Option 1: 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 an Effective Date**
- II. **Option 2: 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 an Effective Date**

The Board selected Option 2.

- 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 the Recording of the Notice of Establishment of the Harbor Reserve Community Development District and Providing 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 #M25-018 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

Ms. Kilinski noted that Osceola County requires the CDD website to be operational within 120 days of establishment.
- 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. **Performance Measures and Standards Reporting**
- R. **Consideration of E-Verify Memorandum**
- S. **Interlocal Agreement Between Osceola County, Florida and Harbor Reserve Community Development District Regarding the Exercise of Powers and Cooperation**

on Providing Additional Disclosure and Notices and the Provision of Enhanced Improvements and Infrastructure

BANKING ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the following Consent Agenda Banking Items:

The following Consent Agenda Items were presented:

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

BUDGETARY ITEMS

NINTH ORDER OF BUSINESS

Consideration of the Following Consent Agenda Budgetary Items:

- Resolution 2025-25, Approving the Proposed Budget for Fiscal Year 2024/2025, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date**

This item, previously Item 12A, was presented out of order.

Ms. Cerbone presented Resolution 2025-25 and the proposed Fiscal Year 2025 and Fiscal Year 2026 budgets, which are Developer-contribution budgets, with expenses funded as they are incurred.

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

Ms. Cerbone noted that the Budget Funding Agreements will be approved in substantial form.

- B. 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, and Providing an Effective Date**
- C. 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

- D. Resolution 2025-19, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
- E. Resolution 2025-20, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

On MOTION by Mr. Kelly and seconded by Mr. Ramirez, with all in favor, the Consent Agenda Items in the Seventh, Eighth and Ninth Orders of Business, were approved and/or adopted.

The meeting recessed at 11:58 a.m. and reconvened at 12:02 p.m.

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 2025-21, Designating the Location of the Local District Records Office and Providing an Effective Date

On MOTION by Mr. Ramirez and seconded by Mr. Kelly, with all in favor, Resolution 2025-21, Designating Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741 as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

- B. Resolution 2025-22, to Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure and Amenity Rates and Disciplinary Rules; and Providing an Effective Date
 - I. Rules of Procedure
 - II. Disciplinary Rules

III. Notices of Rule Development and Rulemaking

This item was deferred.

C. Resolution 2025-23, 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

This item was deferred.

BANKING ITEMS**ELEVENTH ORDER OF BUSINESS**

Consideration of the Following Non-Consent Agenda Banking Item:

A. Resolution 2025-24, Designating a Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date

On MOTION by Mr. Ramirez and seconded by Mr. Kelly, with all in favor, Resolution 2025-24, Designating Truist Bank as a Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS**TWELFTH ORDER OF BUSINESS**

Consideration of the following Non-Consent Agenda Budgetary Items:

A. Resolution 2025-25, Approving the Proposed Budget for Fiscal Year 2024/2025, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-25 and noted that the proposed Fiscal Year 2025 and Fiscal Year 2026 budgets were presented just before Item 9A.

On MOTION by Mr. Kelly and seconded by Mr. Ramirez, with all in favor, Resolution 2025-25, Approving the Proposed Budget for Fiscal Year 2024/2025, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on May 15, 2025 at 9:15 a.m., at Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741 and Providing for an Effective Date, was adopted.

- B. Resolution 2025-26, Authorizing the District Engineer, or Another 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

On MOTION by Mr. Ramirez and seconded by Mr. Kelly, with all in favor, Resolution 2025-26, Authorizing the District Engineer, or Another 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. Ramirez and seconded by Mr. Kelly, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.

- B. Engagement of Bond Financing Professionals

- I. Resolution 2025-27, Appointing an Investment Banker in Contemplation of the Issuance of Harbor Reserve Community Development District Special Assessment Revenue Bonds [MBS Capital Markets, LLC]

On MOTION by Mr. Ramirez and seconded by Mr. Kelly, with all in favor, Resolution 2025-27, Appointing MBS Capital Markets, LLC as Investment Banker in Contemplation of the Issuance of Harbor Reserve Community Development District Special Assessment Revenue Bonds, was adopted.

- II. Resolution 2025-28 Appointing Bond Counsel in Contemplation of the Issuance of Harbor Reserve Community Development District Bonds [Bryant Miller Olive P.A.]

On MOTION by Mr. Kelly and seconded by Mr. Dodier, with all in favor, Resolution 2025-28 Appointing Bryant Miller Olive P.A as Bond Counsel in Contemplation of the Issuance of Harbor Reserve Community Development District Bonds, was adopted.

- III. Resolution 2025-29, Appointing Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Harbor Reserve Community Development District Bonds [U.S. Bank, N.A.]

On MOTION by Mr. Kelly and seconded by Mr. Ramirez, with all in favor, Resolution 2025-29, Appointing U.S. Bank, N.A. as Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Harbor Reserve Community Development District Bonds, was adopted.

- 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 as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date

Discussion ensued regarding the bond issuance timeline, bond validation processes and whether to defer Items 13C through 13G. It was noted that permits could be issued in April.

On MOTION by Mr. Kelly and seconded by Mr. Ramirez, with all in favor, Resolution 2025-30, Designating a Date, Time, and Location of May 15, 2025 at 9:15 a.m., at Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741 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, as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Mr. Hindle presented the Master Engineer's Report dated March 14, 2025. He noted the following:

- Approval of the Report should be in substantial form; Section 4 will be updated.
- The Capital Improvement Plan (CIP) anticipates up to 590 residential units; the Report currently shows 574 units, as permits for the additional units have not yet been approved.
- No bond proceeds will fund any private portion of the development or individual lots; the Developer will pay for fill needed for lots separately from the bond.
- The CIP improvements to be funded and/or maintained by the CDD include Roadway Improvements; Stormwater Management System; Water and Wastewater Utilities; Irrigation Water; Hardscape and Landscape; Undergrounding of Electrical Utility Lines; Recreational Amenities; Professional Services and Off-Site Improvements.
- The Opinion of Probable Construction Costs Total is \$46,086,950.
- Exhibits will include the Legal Description, Sketch of the CDD, Location Map, Land Use Map and Proposed Site Plan.
- The Site Plan does not include the 16 units that will be added.

On MOTION by Mr. Ramirez and seconded by Mr. Kelly, with all in favor, the Master Engineer's Report, in substantial form, was approved.

E. Presentation of Master Special Assessment Methodology Report

Ms. Cerbone presented the Master Special Assessment Methodology Report dated March 14, 2025. She reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and

peculiar benefits to the units, True-up Mechanism and the Appendix Tables. She noted the following:

- The Methodology Report presents the data described in the Engineer's Report.
- Development is anticipated to be conducted by NVR, Inc., or an affiliated entity.
- 574 residential units are currently anticipated.
- The anticipated total CIP costs are estimated at \$46,086,950.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$63,370,000 to finance CIP costs in the estimated total amount of \$46,086,950.

Ms. Cerbone reviewed the Appendix Tables, showing the Development Plan, CIP, Preliminary Sources and Uses of Funds, Benefit Allocation and Bond Assessment Apportionment. It was noted that some changes might be made to the Equivalent Residential Unit (ERU) Weights in Tables 4 and 5. Section 2.1 will be updated to include the correct address for the location of the site.

Discussion ensued regarding the assessments, bond issuance, the possibility of multiple bond issuances and the need to update documentation.

Ms. Cerbone stated that updated Reports will be circulated to the Board and Staff.

On MOTION by Mr. Ramirez and seconded by Mr. Kelly, with all in favor, the Master Special Assessment Methodology Report, in substantial form, was approved.

- F. Resolution 2025-31, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to Be Paid by Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing For An Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

Ms. Cerbone presented Resolution 2025-31. Ms. Kilinski noted that Section 4 of the Resolution will be updated to reflect the updated costs.

Discussion ensued regarding the cost for the advertisement. Staff will research whether costs can be reduced if the County offers online advertising on its website.

On MOTION by Mr. Kelly and seconded by Mr. Ramirez, with all in favor, Resolution 2025-31, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to Be Paid by Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing For An Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings on May 15, 2025 at 9:15 a.m., at Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

- G. Resolution 2025-32, Authorizing the Issuance of Not Exceeding \$63,370,000 Aggregate Principal Amount of Harbor Reserve Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by The Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date**

Ms. Kilinski presented Resolution 2025-32, known as the Bond Resolution, which accomplishes the following:

- Authorizes Staff to file for bond validation.
- Authorizes the issuance of a not-to-exceed aggregate principal amount of bonds of \$63,370,000.
- Approves the form of the Master Trust Indenture and appoints the Trustee.

Ms. Kilinski stated that the Resolution was updated to reflect the accurate totals.

On MOTION by Mr. Kelly and seconded by Mr. Ramirez, with all in favor, Resolution 2025-32, Authorizing the Issuance of Not Exceeding \$63,370,000 Aggregate Principal Amount of Harbor Reserve Community Development

District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by The Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.

PROJECT RELATED MATTERS

FOURTEENTH ORDER OF BUSINESS

Consideration of the following Bond Financing Related Items:

Ms. Kilinski presented the following:

- A. Engagement of Shutts & Bowen LLP for Right-of-Way Eminent Domain Work for Bronson/Harbor Reserve/Harbor Road Project
- B. Resolution 2025-33, Determining that the Expansion of Harbor Road and Chloe Street is Necessary and Serves a Valid Public Purpose and Authorizing Acquisition of Certain Real Property and Property Interests by Gift, Purchase Agreement or the Exercise of the Power of Eminent Domain for the Public Purpose of Improving Harbor Road and Chloe Street; Declaring the Public Purpose and Public Necessity Therefore for the Acquisition of the Specific Parcel(s); Providing for Conflict; Providing for Severability; Providing an Effective Date and Authorizing and Directing the Agents and Attorneys for the CDD to Acquire Such Property and Property Rights in the Name of Harbor Reserve Community Development District

On MOTION by Mr. Ramirez and seconded by Mr. Kelly, with all in favor, engagement of Shutts & Bowen LLP for Right-of-Way Eminent Domain Work for Bronson/Harbor Reserve/Harbor Road Project, was approved, and Resolution 2025-33, Determining that the Expansion of Harbor Road and Chloe Street is Necessary and Serves a Valid Public Purpose and Authorizing Acquisition of Certain Real Property and Property Interests by Gift, Purchase Agreement or the Exercise of the Power of Eminent Domain for the Public Purpose of Improving Harbor Road and Chloe Street; Declaring the Public Purpose and Public Necessity Therefore for the Acquisition of the Specific Parcel(s); Providing for Conflict; Providing for Severability; Providing an Effective Date and Authorizing and Directing the Agents and Attorneys for the

CDD to Acquire Such Property and Property Rights in the Name of Harbor Reserve Community Development District, was adopted.

Discussion ensued regarding whether a separate Funding Agreement is needed, reimbursement of expenses, the need to update the budgets, Developer contributions, etc.

FIFTEENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kilinski | Van Wyk PLLC**
- B. District Engineer (Interim): Hanson, Walter & Associates, Inc.**
- C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no District Counsel, District Engineer or District Manager reports.

The next meeting will be held on May 15, 2025 at 9:15 a.m.

SIXTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS**Public Comments**

Ms. Ellen Rosette, a member of the public, asked about changes to the access roads. It was noted that there will be four access points to the CDD. Ms. Rosette expressed concern about existing traffic and school bus stop issues. A Board Member stated that the County's intent is to alleviate traffic on Storey Creek Road by expanding other roads, widening roadways, adding additional connection points and preventing traffic from backing up.

Ms. Rosette asked about the amenities to be offered. It was noted that, while plans are not final, the plans currently include a pool, clubhouse, pickleball courts, tot lot and dog park.

It was noted that documents to be signed for NVR, Inc., and Funding Requests, will be forwarded to Mr. Kelly.

EIGHTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Dodier and seconded by Mr. Kelly, with all in favor, the meeting adjourned at 1:06 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair