

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

The regular meeting of the Board of Supervisors of the Harbor Reserve Community Development District was held **Tuesday, October 14, 2025**, at 11:17 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum:

David Matt	Chairman
Kristen Matt	Vice Chairperson
Mariellen Jewers	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Jennifer Kilinski <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Savannah Hancock	District Counsel, Kilinski Van Wyk
Misty Taylor	Bond Counsel, BMO
Shawn Hindle <i>by Zoom</i>	District Engineer, Hanson, Walter & Associates
Sete Zara <i>by Zoom</i>	Underwriter, MBS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll at 11:17 a.m. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns asked for any public comments. There were no members of the public present and none joining by Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters – ADDED

A. Administration of Oaths to Newly Appointed Supervisor Thomas Franklin, Sr. (Seat #1)(Appointed at August 21, 2025 Board Meeting)

Ms. Burns stated Supervisor Thomas Franklin was sworn in before the meeting.

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FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 21, 2025 Board of Supervisors Meeting

Ms. Burns presented the minutes from the August 21, 2025 Board of Supervisors meeting. She asked for any corrections, comments, or questions. The Board had no changes to the minutes.

On MOTION by Ms. Matt, seconded by Ms. Jewers, with all in favor, the Minutes of the August 21, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Presentation and Approval of First Supplemental Engineer’s Report for Assessment Area One Project dated October 2025

Mr. Hindle reviewed the First Supplemental Engineer’s report for Assessment Area One Project dated October 2025. He stated the District encompasses approximately 119.89 acres and Assessment Area One includes approximately 72.07 acres. He also stated the planned product types for the District’s Assessment Area One project has a total of 339 units. Mr. Hindle reviewed the permitting/construction commencement and the project cost estimate and maintenance responsibilities. He noted the projected cost total is \$25,655,000. He stated they certified the report.

On MOTION by Ms. Matt, seconded by Ms. Jewers, with all in favor, the First Supplemental Engineer’s Report for Assessment Area One Project dated October 2025, was approved.

SIXTH ORDER OF BUSINESS

Presentation and Approval of First Supplemental Assessment Methodology Report for Assessment Area One dated October 14, 2025

Ms. Burns presented the First Supplemental Assessment Methodology report for Assessment Area One dated October 14, 2025. She reviewed the tables included in the report. Table 1 shows the development program. Table 2 shows the infrastructure cost estimates. Table 3 shows the bond sizing. Table 4 shows allocation of benefit. Table 5 shows allocation of total benefit/par debt to each product type. Table 6 shows par debt and annual assessments for each product type. Table 7 shows preliminary assessment roll.

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On MOTION by Ms. Matt, seconded by Mr. Franklin, with all in favor, the First Supplemental Assessment Methodology Report for Assessment Area One date October 14, 2025, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-01
Delegation Resolution (Series 2025 Bonds)**

Ms. Taylor presented Resolution 2026-01. She explained that they are authorizing the Series 2025 Bonds. She pointed out that the increased the not to exceed amount to \$25,000,000. She stated this resolution approves the forms of various documents that they need to be able to get to the bond issuance.

On MOTION by Ms. Matt, seconded by Mr. Franklin, with all in favor, Resolution 2026-01 Delegation Resolution (Series 2025 Bonds), was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Series 2025 Project
Ancillary Documents**

- A. True-Up Agreement**
- B. Completion Agreement**
- C. Acquisition Agreement**
- D. Collateral Assignment Agreement**
- E. Declaration of Consent**
- F. Notice of Special Assessments**
- G. Consideration of Resolution 2026-02 Supplemental Delegated Assessment Resolution**

Ms. Hancock reviewed the Series 2025 Project ancillary documents. She explained that all the documents are with the future landowner and developer of the District. The documents included the True-Up Agreement, Completion Agreement, Acquisition Agreement, Collateral Assignment Agreement, Declaration of Consent, and Notice of Special Assessments. She stated Resolution 2026-02 is their assessment resolution.

On MOTION by Ms. Matt, seconded by Ms. Jewers, with all in favor, the Series 2025 Project Ancillary Documents, was approved in substantial form.

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On MOTION by Ms. Jewers, seconded by Mr. Franklin, with all in favor, Resolution 2026-02 Supplemental Delegated Assessment Resolution, was approved.

NINTH ORDER OF BUSINESS

Ratification of Assignment of Fiscal Year 2025 and Fiscal Year 2026 Budget Funding Agreement

Ms. Burns presented this item to the Board for ratification of assignment of Fiscal Year 2025 and Fiscal Year 2026 Budget Funding Agreement.

On MOTION by Ms. Matt, seconded by Ms. Jewers, with all in favor, the Assignment of Fiscal Year 2025 and Fiscal Year 2026 Budget Funding Agreement, was ratified.

TENTH ORDER OF BUSINESS

Ratification of Construction Funding Agreement

Ms. Burns stated this agreement is with Enright Real Property Company, LLC. She noted this has already been signed and they are looking to ratify this item.

On MOTION by Ms. Matt, seconded by Mr. Franklin, with all in favor, the Construction Funding Agreement, was ratified.

ELEVENTH ORDER OF BUSINESS

Ratification of Assignment of Construction Contract

Ms. Burns stated this contract was entered into by the developer entity and is being assigned to the District. She noted this has already been signed and they are looking to ratify this item.

On MOTION by Ms. Matt, seconded by Ms. Jewers, with all in favor, the Assignment of Construction Contract, was ratified.

TWELFTH ORDER OF BUSINESS

Ratification of Demand Note Agreement

Ms. Burns stated this item has already been executed and they are looking to ratify it.

On MOTION by Ms. Matt, seconded by Mr. Franklin, with all in favor, the Demand Note Agreement, was ratified.

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THIRTEENTH ORDER OF BUSINESS

Consideration of the Assignment of Construction Management Agreement

Ms. Burns stated this is entered into by the development group and they are assigning it from the developer to the CDD.

On MOTION by Mr. Franklin, seconded by Ms. Jewers, with all in favor, the Assignment of Construction Management Agreement, was approved.

FOURTEENTH ORDER OF BUSINESS

Ratification of Interlocal Agreement with Osceola County

Ms. Burns stated this agreement needs to be ratified.

On MOTION by Ms. Matt, seconded by Mr. Franklin, with all in favor, the Interlocal Agreement with Osceola County, was ratified.

FIFTEENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03 Setting a Public Hearing on the Adoption of Rules of Procedure, Amenity Disciplinary Rules & Rates, Fees, and Charges for the District

Ms. Burns presented Resolution 2026-03. She noted the proposed date is December 9, 2025 for the public hearing on the adoption of rules of procedure, amenity disciplinary rules and rates, fees and charges for the District.

On MOTION by Mr. Matt, seconded by Ms. Jewers, with all in favor, Resolution 2026-03 Setting a Public Hearing on the Adoption of Rules of Procedure, Amenity Disciplinary Rules & Rates, Fees and Charges for the District, was approved.

SIXTEENTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals & Objectives

Ms. Burns presented the Fiscal Year 2026 goals and objectives.

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On MOTION by Ms. Matt, seconded by Mr. Franklin, with all in favor, Adopting the Fiscal Year 2026 Goals & Objectives, was approved.

B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute

Ms. Burns stated they met the Fiscal Year 2025 goals and objectives. She suggested authorizing the Chair to execute those.

On MOTION by Mr. Franklin, seconded by Ms. Matt, with all in favor, the Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute, was approved.

SEVENTEENTH ORDER OF BUSINESS Review and Ranking of Proposals Received for District Engineering Services and Selection of a District Engineer

Ms. Burns stated they received one response from Hanson, Walter & Associates, Inc.. Mr. Matt reviewed the rankings. The Board agreed with the rankings presented.

On MOTION by Mr. Franklin, seconded by Ms. Jewers, with all in favor, Ranking of Proposals Received for District Engineering Services and Selection of a District Engineer and Authorizing Staff to Send Notice to the Newly Awarded District Engineer Hanson, Walter & Associates, Inc., was approved.

EIGHTEENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hancock had nothing further to report to the Board.

B. Engineer

Mr. Hindle had nothing further to report to the Board.

C. District Manager’s Report

i. Ratification of Funding Requests #6 through #8

Ms. Burns stated Funding Requests #6 through #8 have already been approved and funded.

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On MOTION by Ms. Matt, seconded by Mr. Franklin, with all in favor, Funding Requests #6 through #8, were ratified.

NINETEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

**TWENTIETH ORDER OF BUSINESS Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TWENTY FIRST ORDER OF BUSINESS Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Ms. Matt, seconded by Mr. Franklin, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:
David Matt
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Chairman/Vice Chairman