

**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 **Thursday, December 9, 2025**, at 11:15 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum:

David Matt
Kristen Matt
Tom Franklin

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

Jill Burns
Savannah Hancock *by Zoom*
Shawn Hindle *by Zoom*

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Engineer, Hanson, Walter & Associates

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll at 11:15 a.m. Three 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

**Approval of Minutes of the October 14,
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the October 14, 2025 Board of Supervisors meeting. She asked for any corrections, comments, or questions. The Board had no changes to the minutes.

<p>On MOTION by Mr. Franklin, seconded by Ms. Matt, with all in favor, the Minutes of the October 14, 2025 Board of Supervisors Meeting, were approved.</p>

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FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of District Rules of Procedure

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Franklin, seconded by Ms. Matt, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-04 Adopting the Rules of Procedure, Amenity Disciplinary Rules & Rates, Fees, and Charges for the District

Ms. Burns noted that the public hearing was set for today, and the rules included in the resolution are a standards set of rules. This will also set the fees for any nonresident users.

On MOTION by Ms. Matt, seconded by Mr. Franklin, with all in favor, Resolution 2026-04 Adopting the Rules of Procedure, Amenity Disciplinary Rules & Rates, Fees, and Charges for the District, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Matt, seconded by Ms. Matt, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-05 Ratifying the Series 2025 Bonds

Ms. Burns stated that the District closed on the Series 2025 bonds on November 25, 2025. This resolution ratifies and confirms all the actions taken by District staff or officers in coordination with the closing of those bonds.

On MOTION by Mr. Matt, seconded by Mr. Franklin, with all in favor, Resolution 2026-05 Ratifying the Series 2025 Bonds, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing

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Ms. Burns stated this disclosure will be recording in the public record to put potential property owners on notice of the assessment on the property.

On MOTION by Mr. Franklin, seconded by Mr. Matt, with all in favor, the Disclosure of Public Financing and Authorizing Counsel to Record, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06
Extending Board Terms**

Ms. Burns stated that currently the seat terms are up in odd years, once this Board transitions to be controlled by the Supervisor of Elections office they have to be in even years to coordinate with their timelines. Ms. Burns stated this resolution extends the terms to even so they will eventually line up when it's time to turn the seats over.

On MOTION by Ms. Matt, seconded by Mr. Franklin, with all in favor, Resolution 2026-06 Extending Board Terms, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock stated the eminent domain proceeding took place in mid-October and that has been successfully completed.

B. Engineer

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

C. District Manager's Report

i. Ratification of Funding Requests #9 through #11

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

On MOTION by Mr. Franklin, seconded by Ms. Matt, with all in favor, Funding Requests #9 through #11, were ratified.

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ii. Balance Sheet & Income Statement

Ms. Burns noted that the financial statements were included in the agenda package for review.

iii. Appointment of Audit Committee

Ms. Burns recommended that the Board appoint themselves as the Audit Committee and noted that they would hold the Audit Committee meeting directly after the Board meeting adjourned.

On MOTION by Mr. Matt, seconded by Mr. Franklin, with all in favor, Appointing the Board of Supervisors as the Audit Committee, was approved.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:
David Matt
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Chairman/Vice Chairman