

**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, January 13, 2026**, at 11:20 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
Tom Franklin	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Shawn Hindle <i>by Zoom</i>	District Engineer, Hanson Walter

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll at 11:20 a.m. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were no members of the public present for public comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Mariellen Jewers (Seat #4)

Ms. Burns presented the letter of resignation from Mariellen Jewers (Seat #4) and asked the Board to accept that resignation.

On MOTION by Mr. Matt, seconded by Mr. Franklin, with all in favor, Accepting the Resignation of Mariellen Jewers (Seat #4), was approved.
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B. Appointment to Fill Vacant Board Seat #4

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C. Administration of Oath to Newly Appointed Supervisor

D. Consideration of Resolution 2026-07 Appointing an Assistant Secretary

Ms. Burns stated that there is a vacant seat and asked if the Board was ready to fill that seat or if they would like to table this item until the next Board of Supervisor’s meeting. Board direction was to table this item to a future meeting agenda.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 9, 2025 Board of Supervisors & Audit Committee Meetings

Ms. Burns presented the minutes from the December 9, 2025 Board of Supervisors meeting and Audit Committee meeting. She asked for any corrections, comments, or questions. The Board had no changes to the minutes.

On MOTION by Mr. Matt seconded by Mr. Franklin, with all in favor, the Minutes of the December 9, 2025 Board of Supervisors and Audit Committee Meeting, were approved.

FIFTH ORDER OF BUSINESS

Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award

Ms. Burns presented the rankings of the audit committee meeting and asked the Board to authorize staff to send and notice of intent to award.

On MOTION by Mr. Franklin, seconded by Ms. Matt, with all in favor, Acceptance of the Rankings of the Audit Committee with Grau & Associates Ranked #1 and Authorizing Staff to Send Notice to Award, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock stated that the legislation session has just kicked off and they are monitoring that and will be sending newsletters biweekly. She will be ready for any conveyances when the developer is ready to have those turned over to the CDD.

B. Engineer

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Mr. Hindle had nothing to report to the Board.

C. District Manager’s Report

i. Ratification of Funding Requests #12 & #13

Ms. Burns presented funding requests #12 and #13 stating they have already been approved and she is just looking for a motion to ratify that action.

On MOTION by Ms. Matt, seconded by Mr. Matt, with all in favor, Funding Requests #12 & #13, were ratified.

ii. Balance Sheet & Income Statement

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

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. 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