

**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, April 14, 2026**, at 11:20 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*

District Manager, GMS
District Counsel, Kilinski Van Wyk

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 in-person 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. Appointment to Fill Vacant Board Seat #4 (*tabled from January 13, 2026 Board Meeting*)**
- B. Administration of Oath to Newly Appointed Supervisor**
- C. 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.

April 14, 2026

Harbor Reserve CDD

FOURTH ORDER OF BUSINESS**Approval of Minutes of the January 13, 2026 Board of Supervisors & Audit Committee Meetings**

Ms. Burns presented the minutes from the January 13, 2026 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. Franklin seconded by Mr. David Matt, with all in favor, the Minutes of the January 13, 2026 Board of Supervisors and Audit Committee Meetings, were approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-08 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: July 14, 2026)(budget to be provided under separate cover)**

Ms. Burns presented Resolution 2026-08. This is the process for approving the proposed Fiscal Year 2027 budget and setting up a public hearing for its adoption. This initiates the budget process, which requires a preliminary budget to be approved by June 15th each year. The budget must be sent to the county at least 60 days before the chosen public hearing date, with July 14, 2026 suggested as the hearing date during the regular July meeting.

Ms. Burns noted that the budget for the upcoming year will be developer-funded due to the current development timeline, meaning expenses will only be billed as incurred. The proposed budget remains substantially the same as the current year, which was prorated since the District was established part way through the year. Additionally, a \$250,000 field contingency was added in anticipation of landscaping being turned over before the fiscal year ends.

On MOTION by Mr. Franklin, seconded by Ms. Kristen Matt, with all in favor, Resolution 2026-08 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget on July 14, 2026, was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

April 14, 2026

Harbor Reserve CDD

Ms. Hancock stated she had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report

i. Ratification of Funding Requests #14 through #16

Ms. Burns presented funding requests #14 through #16 stating they have already been approved, and she is just looking for a motion to ratify that action.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Funding Requests #14 through #16, 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. Franklin, seconded by Ms. Kristen Matt, with all in favor, the meeting was adjourned.

Jill Burns
Secretary/Assistant Secretary

DocuSigned by:
David Matt
F98C61EC633E401
Chairman/Vice Chairman