

**MINUTES OF MEETING
LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lake Harris Community Development District was held on Wednesday, **July 27, 2022** at 9:30 a.m. at Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Anthony Iorio	Chairman
Jason Lonas	Vice Chairman
Duane "Rocky" Owen	Supervisor
Thomas Franklin	Supervisor

Also, present were:

George Flint	District Manager, GMS
Sarah Sandy	District Counsel
Scott Land (via phone)	GAI
Steve Orosz (via phone)	Hanover Land Builders

The following is a summary of the discussions and actions taken at the July 27, 2022 Lake Harris Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Iorio called the meeting to order at 9:30 a.m. Four Supervisors attended the meeting, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint administered the oath of office to the newly elected Supervisors that were present.

B. Consideration of Resolution 2022-28 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint explained that the Board sat as the canvassing Board for the purposes of certifying the results of the Landowners' election. He noted that District counsel had prepared Resolution 2022-28 and that they would fill in the resolution as follows: Mr. Iorio to seat 1 with 150 votes, and Mr. Beasley to seat 2 with 150 votes, Mr. Lonas to Seat 3 with 149 votes, Mr. Owen to Seat 4 with 149 votes, and Mr. Franklin to Seat 5 with 149 votes and stated that Mr. Iorio and Mr. Beasley would serve 4-year terms and that the other three Supervisors would serve 2-year terms.

On MOTION by Mr. Lonas, seconded by Mr. Franklin, with all in favor, Resolution 2022-28 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

Mr. Flint stated that the statutes required that after each election, the Board was required to consider officers.

D. Consideration of Resolution 2022-29 Electing Officers

Mr. Flint noted that they had provided Resolution 2022-29 designating a Chairman, Vice Chairman, Secretary, Assistant Secretaries, and Treasurer . He noted that currently Mr. Iorio was Chairman, Mr. Lonas was Vice Chairman, Mr. Beasley was Secretary, Mr. Owen, Mr. Franklin, and Mr. Flint were Assistant Secretaries, and Ms. Katie Costa was Treasurer. The Board directed to keep the same slate of officers as previously elected.

On MOTION by Mr. Lonas, seconded by Mr. Owen, with all in favor, the Resolution 2022-29 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the June 2, 2022 Meeting

Mr. Iorio presented the minutes from the June 2, 2022 Board of Supervisors meeting and asked for any comments or corrections from the Board. There being none, he asked for a motion of approval.

On MOTION by Mr. Franklin, seconded by Mr. Lonas, with all in favor, the Minutes of the June 2, 2022 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-22 Designating the Location of the Local Records Office – Cont. from Organizational Meeting on June 2, 2022

Mr. Flint stated that this resolution was continued from the organizational meeting. He noted that the District was required to have a local records office in the county that the District was located in, Lake County. He explained that they could always change this later, but that they recommended another location in another District at the water plant in Bella Collina where they could keep the records for a period of time until this community got developed. He stated that the address of this location was 17500 Cavallo Drive, Montverde, FL 34756.

On MOTION by Mr. Lonas, seconded by Mr. Franklin, with all in favor, Resolution 2022-22 Designating the Location of the Local Records Office as 17500 Cavallo Drive, Montverde, FL 34756 was approved.

SIXTH ORDER OF BUSINESS

Discussion of Engineering RFQ

Mr. Flint stated that at the organizational meeting they had authorized staff to issue an RFQ for engineering services. He explained that the engineering services had fallen under the Consultant’s Competitive Negotiation Act, which required it to be bid based on qualifications. He noted that they had issued the RFQ and that unfortunately they had received no responses. He stated that he would ask the Board to authorize staff to reissue the RFQ. Mr. Iorio suggested to resend the RFQ again.

On MOTION by Mr. Franklin, seconded by Mr. Lonas, with all in favor, Authorizing Staff to Reissue the Engineering RFQ, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-30 Resetting Hearing on Uniform Method

Mr. Flint stated that at the organizational meeting, they had scheduled the hearing for the Uniform Method for today. He stated that they would like to advertise it in conjunction with their

budget hearings, which was at their next meeting. He noted that it required four consecutive notices in the newspaper. He noted that counsel had prepared the resolutions by resetting the hearing for their meeting next month.

On MOTION by Mr. Franklin, seconded by Mr. Lonas, with all in favor, Resolution 2022-30 Resetting Hearing on Uniform Method, was approved.

EIGHTH ORDER OF BUSINESS

Public Hearings

Mr. Flint stated that at the organizational meeting, the Board had reviewed the engineer's report that was prepared by GAI. He noted that the Master Assessment Methodology was prepared by GMS. He reminded the Board that they had approved two resolutions. One that declared the District's intent to levy assessments and the other was setting a public hearing for this day to actually levy the assessments. He noted that they had provided the mailed notices that were required and also the statutory legal notices that were required to be put in the paper.

A. Special Assessments

1. Presentation of Master Engineer's Report by GAI Consultants

Ms. Sandy stated that the purpose of the hearing was to hear any public comment on the District's intent to levy the Master Assessments that would be pledged as security for the bonds that the District intended to issue to fund the public infrastructure project that was outlined in the Master Engineer's report that was presented to the Board at the last meeting. She asked Mr. Land if the costs that are in the engineer's report are reasonable and proper. Mr. Land responded yes. She asked Mr. Land if he was aware of any reason that the District could not carry out the Master Project. Mr. Land responded that he was not aware. Ms. Sandy stated that nothing had changed in that report since it was presented at the June Board meeting, including the total Master Cost of \$25,514,674. Mr. Land confirmed that was correct. Ms. Sandy asked the Supervisors if they had any questions for Mr. Land regarding the Master Engineer's Report. Hearing none, the next item followed.

2. Presentation of Master Assessment Methodology Report

Mr. Flint stated that this report had not changed since the organizational meeting. He noted that the tables started on page 9 of the Assessment Methodology Report. He reviewed the tables.

Table 1 reflected the development program and number of units and product types. He noted that there was a total of 542 units, which was a mix of single family 40, 50, and 65 ft. lots. He further explained that they had assigned ERU factors to those. Table 2 showed the estimated infrastructure cost from the engineer's report. He stated that these were all the estimated eligible costs that could be funded. Table 3 showed the preliminary bond sizing with some very conservative parameters to give the Board maximum flexibility when they actually go to issue bonds. He stated that they anticipated that the interest rate would be lower than what was in the sizing. He explained that for the purposes of placing a master lien, they wanted to be very conservative to give them the flexibility once they go to issue. Table 4 showed the allocation of benefit based on the improvement cost. Table 5 showed the allocation of benefit based on par debt. Table 6 showed the net and gross annual per unit assessment. He explained that the Table 6 amounts shows if they were to fund 100% of the improvements under the very conservative parameters, but when the District actually goes to issue he anticipates the assessment levels will be significantly lower than what was showing on the table. He noted that for the purposes of the master lien, it gives the maximum flexibility. Table 7 showed the preliminary assessment roll that listed the five parcels that comprise the land within the District.

Ms. Sandy stated that they had discussed at the last Board meeting that they were working on the allocation of the acreage between those various parcels since the survey didn't exactly match up with the acreage that the property appraiser had. She noted that what they see on these tables had been updated based on the research the surveyor had done. She noted that to have a valid assessment, they needed two main things. The first was for the land subject to the assessments to receive a special benefit from the Master Project improvements. The second was for the special assessment to be reasonably and fairly allocated among the land that the District was assessing. She stated that to further underline that point, she asked Mr. Flint if the land within the District had received a special benefit from the Master Project. Mr. Flint responded yes. She asked if the special assessments as shown in the methodology had been reasonable and fairly allocated among the land. Mr. Flint responded yes. She asked if it was reasonable, proper, and just to assess the cost of the Master Project against the lands of the District. Mr. Flint responded yes. She asked if the assessed land would receive special benefits that equal or exceed the amount of the special assessments that were levied under the methodology. Mr. Flint responded yes. She asked if it was in the best interest of the District for the Master Special Assessments be paid and collected in

accordance with the methodology. Mr. Flint responded yes. Ms. Sandy asked the Supervisors if they had any questions for Mr. Flint regarding the Master Assessment Methodology Report. Hearing none, the next item followed.

3. Public Comment and Testimony

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

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

Ms. Sandy asked for public comment and noted that there were no members of the public present or any in attendance via the Zoom line. She asked for a motion to close the public hearing.

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

4. Consideration of Resolution 2022-31 Levying Special Assessments

Mr. Iorio stated that Resolution 2022-31 was just explained by Ms. Sandy and includes as part of the resolution approval of the Master Engineer's Report and Master Assessment Methodology Report just discussed.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2022-31 Levying Special Assessments, was approved.

B. Rules of Procedure

1. Consideration of Resolution 2022-32 Adopting the District's Rules of Procedure

Mr. Flint noted that at the organizational meeting they reviewed the standard Rules of Procedure that were recommended and that they had set the rule hearing for this day. He explained that there were two notices that were placed in the newspaper 28 and 29 days in advance of this hearing. He stated that the rules governed typical things as far as how the Board operated purchasing, bidding, and statutory requirements. Ms. Flint asked the Supervisors if they had any questions regarding the Rules of Procedure as presented. Hearing none, the next item followed.

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

Mr. Flint asked for public comment and stated that there were no members of the public present or in attendance via the Zoom line.

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

On MOTION by Mr. Franklin, seconded by Mr. Lonas, with all in favor, Resolution 2022-32 Adopting the District’s Rules of Procedure, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated that they were preparing all the documents for validation. She noted that to file the validation, they were waiting to get through this hearing so that they had all the assessment documentation needed to include the assessments in that validation process. She explained that they hoped to file the initial complaint by the end of the week.

B. Engineer

Mr. Land stated that he had nothing further to report at this time.

C. District Manager’s Report

Mr. Flint noted that he had nothing further to report.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests

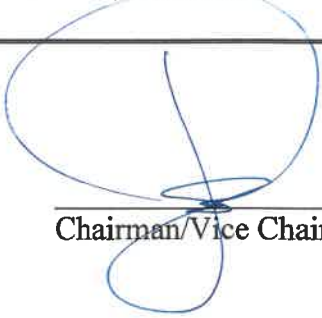
There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman

