

**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, **April 26, 2023** 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
Doug Beasley	Assistant Secretary

Also, present were:

George Flint	District Manager, GMS
Sarah Sandy	District Counsel, Kutak Rock
Ryan Dugan	District Counsel, Kutak Rock
Kathy Leo <i>by phone</i>	District Engineer, GAI Consultants

The following is a summary of the discussions and actions taken at the April 26, 2022 Lake Harris Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:30 a.m. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were only Board members and staff present.

THIRD ORDER OF BUSINESS Organizational Matters

A. Consideration of Resolution 2023-01 Electing Officers for the Purpose of Title Changes

Mr. Flint stated one of the issues that came up is that a Board member was designated as the Treasurer and the rules require that there be a theft policy held by the CDD if a Board member is Treasurer. He noted if the District Manager or one of the District Management employees is Treasurer, there is already a policy that covers that. He stated that management's recommendation would be to switch Secretary from Doug to himself and then make Doug an Assistant Secretary. Mr. Flint also asked that Jill Burns be named Treasurer and Katie Costa Assistant Treasurer.

Mr. Flint also noted he would repopulate the names: Mr. Iorio as Chair, Mr. Lonas as Vice Chair, George Flint as Secretary, the other three Board members are Assistant Secretaries, Jill Burns is Treasurer and Katie Costa is Assistant Treasurer.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Resolution 2023-01 Electing Officers for the Purpose of Title Changes, was approved.

FOURTH ORDER OF BUSINESS Approval of Minutes of the January 25, 2023 Board of Supervisors & Audit Committee Meeting

Mr. Flint presented the minutes from the January 25, 2023 Board of Supervisors & Audit Committee meetings and asked for any comments or corrections from the Board. He stated they have been reviewed by counsel.

On MOTION by Mr. Iorio, seconded by Mr. Lonas, with all in favor, the Minutes of the January 25, 2023 Board of Supervisors & Audit Committee Meetings, were approved.

FIFTH ORDER OF BUSINESS Consideration of Resolution 2023-02 Authorizing Electronic Signatures

Mr. Flint stated that most of the Board's documents can be signed electronically through DocuSign. He noted there are still some documents that would need original signatures but this would allow most of the documents to be handled electronically.

On MOTION by Mr. Beasley, seconded by Mr. Lonas, with all in favor, Resolution 2023-02 Authorizing Electronic Signatures, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Acquisition of Phase 1 Infrastructure

Ms. Sandy stated she was notified by the developer and working with JAI on the Acquisition of the Phase 1 improvement which are substantially complete and almost ready for acquisition. She noted it will include all of Phase 1 improvements included within the CIP except for the off-site utilities. She stated that she and Kathy are working together to finalize the improvement description as well as the acquisition costs. They have everything except for finalizing the professional fees associated with it. They ask that the Board approve the Acquisition of Phase 1 improvements as generally described in the Bill of Sale and Special Warranty Deed that are in the agenda package. She noted an amount of \$8,700,000 which is roughly what was included in the Engineer's Report subject to review and approval by District Counsel of the documents required under the Acquisition Agreement.

Ms. Leo stated this is for the master utility system for Phase 1 off site, stormwater management including electrical service, gas, on and offsite roadways, landscape, hardscape, irrigation, and consulting fees. She noted they have in process permit close outs and they are very close. She stated the one piece that more information is needed on is the consulting fees for the total project in Phase 1 but they are very hopeful that those will come in under the budgeted amount. Mr. Iorio stated he should have those to Kathy later that day. Ms. Sandy reviewed the motion to approve the Acquisition of the Phase 1 improvements as generally defined in the Bill of Sale and Special Warranty Deed not to exceed \$8,700,000 subject to finalization and review by District Counsel.

On MOTION by Mr. Iorio, seconded by Mr. Lonas, with all in favor, the Acquisition of Phase 1 Infrastructure not to exceed \$8,700,000, was approved subject to finalization and review by District Counsel.

Ms. Sandy asked the Board for a motion to authorize the Chair upon acquisition to subsequently convey any necessary improvements to the final maintaining entity.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Authorizing the Chair Upon Acquisition to Convey Necessary Improvements to the Final Maintaining Entity, was approved.

SEVENTH ORDER OF BUSINESS

**Ratification of Audit Engagement Letter with
Grau & Associates**

Mr. Flint stated the Board previously issued an RFQ and selected Grau as their independent auditor and this was the engagement letter. He noted the first year is a fee not to exceed of \$3,000 and this is for audit of the FY22 Fiscal Year which ended last September 30th. He stated this is Grau's standard agreement and counsel has reviewed it.

On MOTION by Mr. Beasley, seconded by Mr. Lonas, with all in favor, the Audit Engagement Letter with Grau & Associates, was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated that looking ahead, they are targeting either late June or early July for a bond issuance. Ms. Sandy stated she thinks a bond delegation resolution will be brought forward at the May meeting.

B. Engineer

Ms. Leo stated that she had nothing else to report.

C. District Manager's Report

i. Check Register

Mr. Flint presented the check register. Mr. Iorio stated he has reviewed the check register.

On MOTION by Mr. Iorio, seconded by Mr. Lonas, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through March 31st. If there are any questions, they can be discussed. There is no action required.

iii. Ratification of Funding Requests No. 6-10

Mr. Flint presented funding requests 6-10 to be ratified. He noted these were submitted to the developer under the funding agreement.

On MOTION by Mr. Iorio, seconded by Mr. Lonas, with all in favor, Funding Requests No. 6-10, were ratified.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

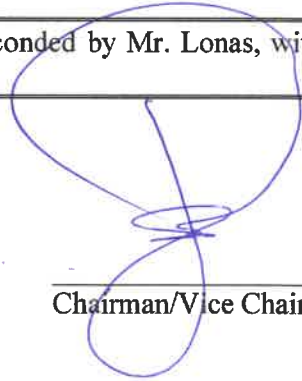
There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Beasley, seconded by Mr. Lonas, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman