

**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, **August 23, 2023** at 9:30 a.m. at Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Tony Iorio	Chairman
Jason Lonas	Vice Chairman
Doug Beasley	Assistant Secretary
Rocky Owen <i>by phone</i>	Assistant Secretary

Also, present were:

George Flint	District Manager, GMS
Sarah Sandy <i>by phone</i>	District Counsel, Kutak Rock
Scott Land <i>by phone</i>	District Engineer, GAI Consultants

*The following is a summary of the discussions and actions taken at the August 23, 2023 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 in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint stated that there were no members of the public present at the meeting, so the next item followed.

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**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 28, 2023 Board of Supervisors Meeting**

Mr. Flint presented the minutes from the June 28, 2023 Board of Supervisors meeting and asked for any comments or corrections from the Board. The Board had no changes to the minutes.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Minutes of the June 28, 2023 Board of Supervisor Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2024 Budget**

Mr. Flint noted the the public hearing is for the purposes of consideration of the adoption of the Fiscal Year 2024 budget and asked for a motion to open the public hearing.

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

**A. Public Comment**

There were no members of the public present to provide comment.

**B. Consideration of Resolution 2023-08 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations**

Mr. Flint presented the resolution to the Board. He stated that the Board had approved a proposed budget previously. The current year actuals have been updated but other than that there had been no substantial changes to the budget since the Board first saw it. Mr. Flint offered to answer any questions the Board may have. Hearing none, there was a motion of approval.

On MOTION by Mr. Lonas, seconded by Mr. Beasley, with all in favor, Resolution 2023-08 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations, was approved.

Mr. Flint asked for a motion to close the public hearing.

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

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**FIFTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2024 Assessments**

Mr. Flint asked for a motion to open the public hearing.

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

**C. Public Comment**

No members of the public were present to provide comment.

**D. Consideration of Resolution 2023-09 Imposing Special Assessments for Fiscal Year 2024 and Certifying an Assessment Roll**

Mr. Flint presented the resolution to the Board and stated that there are two exhibits. The budget that was previously approved and the assessment roll. He offered to answer any questions the Board may have. Hearing no questions, he asked for a motion of approval.

On MOTION by Mr. Lonas, seconded by Mr. Beasley, with all in favor, Resolution 2023-09 Imposing Special Assessments for Fiscal Year 2023 and Certifying an Assessment Roll, was approved.

Mr. Flint asked for a motion to close the public hearing.

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

**SIXTH ORDER OF BUSINESS**

**Consideration of Direct Collection Agreement with Hanover 623 Holdings, LLC**

Mr. Flint stated that this is a direct collection agreement as some of the assessments are being direct collected as opposed to be placed on roll. Ms. Sandy, District counsel, summarized that this agreement is directly between the District and the developer entity collecting certain assessments off roll from the developer and they are the assessments that are from unplatted properties. The agreement acknowledges the direct collection and an agreement for the collection schedule as well as the enforcement method.

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On MOTION by Mr. Iorio, seconded by Mr. Lonas, with all in favor, the Direct Collection Agreement with Hanover 623 Holdings, LLC, was approved.

**SEVENTH ORDER OF BUSINESS**                      **Consideration of Deficit Funding Agreement with Hanover 623 Holdings, LLC**

Ms. Sandy presented the agreement and stated that the assessments will be kept at a certain level with the agreement from the developer to deficit fund a portion of the budget. If there are additional funds the developer agrees to pay those on an as needed basis.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Deficit Funding Agreement with Hanover 623 Holdings, LLC, was approved.

**EIGHTH ORDER OF BUSINESS**                      **Consideration of Resolution 2023-10 Ratifying the Sale of Series 2023 Bonds**

Mr. Flint stated that the Board took various actions to approve a delegation resolution authorizing the Chair and staff to take action to issue bonds. Ms. Sandy added that the resolution will ratify the sale of the bonds and all of the efforts including the documents that were drafted, the final forms that were approved, and the cost of issuance. She offered to answer any questions the Board may have. Hearing no questions, she asked for a motion of approval.

On MOTION by Mr. Lonas, seconded by Mr. Beasley, with all in favor, Resolution 2023-10 Ratifying the Sale of Series 2023 Bonds, was approved.

**NINTH ORDER OF BUSINESS**                      **Consideration of Resolution 2023-11 Acknowledging and Ratifying Acquisition of Phase 1 Improvements and Requisition of Funds, Recognizing Developer Contribution, and Approving Unpaid Requisition for Future Requisition**

Ms. Sandy noted that this acknowledges and ratifies the acquisition of Phase 1 improvements. The total acquisition costs for the Phase 1 improvements were \$4,891,471.14 and was below that not to exceed amount that was previously approved. This also recognizes a developer contribution in the amount of \$615,000 offset against the acquisition costs. This was a



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**iii. Ratification of Requisitions No. 1-3**

On MOTION by Mr. Iorio, seconded by Mr. Lonas, with all in favor, Requisitions No. 1-3, were ratified.

**iv. Approval of Requisition No. 4**

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Requisition No. 4, was approved.

**v. Review of Fiscal Year 2024 Meeting Schedule**

On MOTION by Mr. Iorio, seconded by Mr. Lonas, with all in favor, the Fiscal Year 2024 Meeting Schedule, was approved.

**TWELFTH ORDER OF BUSINESS                      Other Business**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS            Supervisor's Requests**

There being no comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS        Adjournment**

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

DocuSigned by:  
*George Flint*  
Secretary/Assistant Secretary

DocuSigned by:  
*Tony Iorio*  
Chairman/Vice Chairman