

**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, **May 22, 2024** at 9:42 a.m. at Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Tony Iorio	Chairman
Doug Beasley	Assistant Secretary
Rocky Owen	Assistant Secretary
Tom Franklin <i>by phone</i>	Assistant Secretary

Also, present were:

George Flint	District Manager, GMS
Sarah Sandy <i>by phone</i>	District Counsel, Kutak Rock
Kathy Leo <i>by phone</i>	District Engineer – GAI
Alan Scheer	GMS
Rob Szozda	GMS

The following is a summary of the discussions and actions taken at the May 22, 2024 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. Three Board members were present in person constituting a quorum. One Board member participated by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated that there were no members of the public present at the meeting.

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THIRD ORDER OF BUSINESS

Approval of Minutes of the October 25, 2023 Board of Supervisors Meeting

Mr. Flint presented the minutes from the October 25, 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. Beasley, seconded by Mr. Owen, with all in favor, the Minutes of the October 25, 2023 Board of Supervisor Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-01 Approving the Fiscal Year 2025 Proposed Budget and Setting Public Hearing to Adopt

Mr. Flint noted this resolution is for approving a proposed budget and setting the public hearing. He recommended the public hearing be set for August 28, 2024 at 9:30 a.m. in the same location. Mr. Flint noted the budget contemplates a combination of platted and unplatted assessments and developer contribution. He stated this is estimated for operating costs next year. He noted the O&M assessments are targeted at \$800 for a 40' lot, \$1,000 for a 50' lot, and \$1,300 for a 65' lot. He added there were 52 40' lots, 56 50' lots and 1 65' lot that are platted and 433 that are unplatted. He stated there is \$19,000 in developer contribution if needed. He stated this assessment amounts cannot be estimated higher. A Board member stated that the management fees fluctuate from project to project. Mr. Flint explained that it depends when the District is established.

Mr. Flint stated they are only billing 50% of the management fee until bonds are issued.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Resolution 2024-01 Approving the Fiscal Year 2025 Proposed Budget and Setting a Public Hearing for August 28, 2024 at 9:30 a.m. in the Same Location, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-02 Setting Date, Time and Location of Landowners' Election and Meeting

Mr. Flint stated there is a requirement for a landowner meeting and he recommended the meeting for November 5, 2024 at 9:30 a.m. in this location. He added this is not a regular Board

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meeting. He noted there are 3 seats up for election which are Mr. Jason, Mr. Owen, and Mr. Franklin. Mr. Flint noted the forms and directions are contained in the packet.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Resolution 2024-02 Setting the Date, Time, and Location of the Landowners' Election and Meeting for November 5, 2024 at 9:30 in the Same Location, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Phase 2 Master Improvements Acquisition

Ms. Sandy stated they are ready to acquire Phase 2 of the acquisition and the description is included in the packet. She explained there are no acquisition costs due to the bonds.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the Phase 2 Master Improvements Acquisition, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy had nothing further for the Board.

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report

i. Check Register

Mr. Flint presented the check register for the general fund to the Board for checks 58, 59, and 60 totaling \$81,353.24. The Board had no questions on the check register. He noted \$76,725 is for debt service, and assessment revenue is transferring to the Trustee.

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

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of March. There was no action required.

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iii. Presentation of Registered Voters – 0

Mr. Flint stated there are currently zero registered voters residing in the District.

D. Field Manager

i. Consideration of Proposal No. 3485 for Landscape Services

ii. Consideration of Proposal No. 3503 for Landscape Services

Mr. Scheerer stated in the 2024 budget the budget from FLS was \$67,129 for Phase 1 improvements only. He added with contours the 2 proposals include Phase 1 maintenance of the 4 ponds located in Phase 1 as well as the single pond in Phase 2. He noted the Phase 1 proposal includes 28 frequencies for cutting, mowing and cleanup to include insecticides, fungicides 3 times/year and monthly irrigation inspection for the trees. He stated that mulch application will be included. He noted Phase 1 is for \$8198.48 and Phase 2 is for \$5,343.60. He stated this is a savings from the projections in 2024. He reviewed the specifics of the scope of services to start June 1st.

Mr. Flint asked that Counsel prepare an agreement for this proposal.

Ms. Leo asked for confirmation for the pond they just acquired. Mr. Scheerer confirmed there was 1 pond in Phase 2 at \$5343.60/year.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Landscaping Proposals No. 3485 for Phase 1 and No. 3503 for Phase 2, was approved.

iii. Consideration of Proposal for Aquatic Weed Maintenance Services

Mr. Scheerer presented the proposal from Tools Tractor Services to provide the monthly disking of pond bottoms with a multiphase approach. He noted Phase 1 has the initial 4 ponds and Phase 2 is identified as Pond #5 but is noted at Pond #4 on the original plan. It is for \$18,900. He stated No 3 will not be implemented due to some wet ponds that are scheduled for the future phases.

He asked the Board for approval of the proposal and noted they will enter into an agreement with Tools Tractor for 5 ponds. It was clarified this is for disking only in Phase 1 and Phase 2. Mr. Flint asked for District Counsel to prepare an agreement for \$18,900.

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On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the, Proposal for Aquatic Weed Maintenance for \$18,900, was approved.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Adjournment

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

DocuSigned by:
George Flint
B61B5DF431644AD
Secretary/Assistant Secretary

DocuSigned by:
Tony Iorio
8B2C3B7A3F54B71FB
Chairman/Vice Chairman