

**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 28, 2024** 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 <i>by phone</i>	Assistant Secretary
Rocky Owen	Assistant Secretary
Tom Franklin	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
Rob Szozda	Field Manager, GMS

The following is a summary of the discussions and actions taken at the August 28, 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.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 22, 2024,
Board of Supervisors Meeting**

Mr. Flint presented the minutes from the May 22, 2024, Board of Supervisors meeting and asked for any comments or corrections from the Board. The Board had no changes to the minutes.

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On MOTION by Mr. Franklin seconded by Mr. Owen, with all in favor, the Minutes of the May 22, 2024 Board of Supervisor Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

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

A. Consideration of Resolution 2024-03 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds

Mr. Flint noted the Lake Harris includes the assessments. He stated these are both on-roll and off-roll assessments with 542 lots to assess.

On MOTION by Mr. Franklin, seconded by Mr. Iorio, with all in favor, Resolution 2024-03 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds, was approved.

B. Consideration of Resolution 2024-04 Imposing Fiscal Year 2025 Special Assessments and Certifying an Assessment Roll

Mr. Flint noted this will certify the assessment roll the Board just approved.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-04 Imposing Fiscal Year 2025 Special Assessments and Certifying an Assessment Roll, was approved.

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

C. Consideration of Direct Collection Agreement

Mr. Flint noted some of the assessments are to be collected directly. He stated they should add a budget agreement in the future.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Direct Collection Agreement, was approved.

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FIFTH ORDER OF BUSINESS

Ratification of Phase 2 Acquisition Binder

Ms. Sandy stated they are not acquiring these for cost. She added all of the documents the Board has in their agenda package are complete and they are just asking a motion from the district to approve.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Phase 2 Acquisition Binder, was ratified.

SIXTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Financial Audit Report

Ms. Sandy stated the district is required to perform an annual audit report. The audit is on page 28 of the agenda package.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Fiscal Year 2025 Financial Audit Report, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated they are working on the next financing for Lake Harris.

B. Engineer

There being no comments, the next item followed.

C. District Manager’s Report

i. Check Register Oct. 2023 – Aug. 2024

Mr. Flint presented the check register for August 1st through December 31st. The Board had no questions on the check register.

On MOTION by Mr. Iorio, 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 July.

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On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Balance Sheet and Income Statement, was approved.

iii. Adoption of District Goals & Objectives

Mr. Flint stated there was a change in Florida State statute that now requires the District to adopt a set of goals and objectives. He asked for any questions or comments.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Adoption of District Goals and Objectives, was approved.

iv. Approval of Fiscal Year 2025 Meeting Schedule

Mr. Flint stated they are deleting the December meeting.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Fiscal Year 2025 Meeting Schedule, was approved as amended.

D. Field Manager

Mr. Szozda stated the retention bonds are meatier than he wants them to be.

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. Iorio, seconded by Mr. Owen, with all in favor, the meeting was adjourned.

DocuSigned by:
George Flint
Secretary/Assistant Secretary

DocuSigned by:
Tony Iorio
Chairman/Vice Chairman