

**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 27, 2025**, 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>	Vice Chairman
Doug Beasley	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
Kathy Leo <i>by phone</i>	District Engineer, GAI
Rob Szozda	Field Manager

The following is a summary of the discussions and actions taken at the August 27, 2025, Lake Harris Community Development District's Regular Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:30 a.m. Four Board members were present in person constituting a quorum. Mr. Lonas joined 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 May 28, 2025,
Board of Supervisors Meeting**

Mr. Flint presented the Minutes of the May 28, 2025, Board of Supervisors Meeting. He asked if there were any questions or comments; there were none.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Minutes of the May 28, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

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

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

A. Consideration of Resolution 2025-04 Adopting Fiscal Year 2026 Approved Budget and Appropriating Funds

Mr. Flint presented Resolution 2025-04 adopting Fiscal Year 2026 approved budget and appropriating funds to the Board. He noted that changes occurred after the proposed budget was approved. He stated that the primary change was that all properties in the District are now being assessed, with the unplatted property being allocated a portion of the administrative cost and the platted property being allocated administrative, operations, and maintenance. He noted that the result of this brought the per unit assessments down; this has been communicated to the developer.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2025-04 Adopting Fiscal Year 2026 Approved Budget and Appropriating Funds, was approved.

B. Consideration of Resolution 2025-05 Imposing Fiscal Year 2026 Special Assessments and Certifying Assessment Roll

Mr. Flint presented Resolution 2025-05 imposing Fiscal Year 2026 special assessments and certifying assessment roll to the Board. He noted there are two exhibits to this resolution: the budget the Board just approved, and the assessment roll.

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On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2025-05 Imposing Fiscal Year 2026 Special Assessments and Certifying Assessment Roll, was approved.

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

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

FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Direct Collection Agreement

Mr. Flint presented the Fiscal Year 2026 Direct Collection Agreement to the Board. A portion of these assessments will be direct billed; this is a separate agreement that the counsel has prepared. There were no questions or comments from the Board.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, the Fiscal Year 2026 Direct Collection Agreement, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Fiscal Year 2024 Financial Audit Report

Mr. Flint presented the Fiscal Year 2024 Financial Audit Report. He noted Grau & Associates was selected by the Board to perform the audit. He stated that it was required to be submitted by June 30th, and there were no findings or recommendations. He asked if there were any comments or concerns by the Board; no comments were made.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Fiscal Year 2024 Financial Audit Report, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2025 Audit Engagement Letter

Mr. Flint presented the Fiscal Year 2025 Audit Engagement Letter with Grau & Associates, which ends on September 30th. He stated that fees are not to exceed \$5,300. He asked if there were any questions; there were none.

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On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Fiscal Year 2025 Audit Engagement Letter, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Series 2023 (2023 Project Area) Arbitrage Rebate Services

Mr. Flint presented the Proposal for Series 2023 (2023 Project Area) Arbitrage Rebate Services to the Board. The District is required to demonstrate to the IRS that more interest isn't being earned than paid. He stated that the proposal provided is from Amtech for \$450 per year. The first report will be for 2 years; subsequent years will be individual.

On MOTION by Mr. Franklin, seconded by Mr. Iorio, with all in favor, the Proposal for Series 2023 (2023 Project Area) Arbitrage Rebate Services, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy had nothing to report.

B. Engineer

Ms. Leo noted that with the new stormwater rule, engineers are now required to inspect the ponds annually; they'll add that to their to-do list and coordinate with the staff on timing.

C. Field Manager

There being no comments, the next item followed.

D. District Manager's Report

i. Check Register

Mr. Flint presented the check register from May 15th through August 11th, totaling \$28,371.97. There were no questions from the Board.

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

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ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials. There were no questions from the Board.

iii. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Flint presented the Fiscal Year 2026 Meeting Schedule. He noted that they wanted to switch the November meeting to November 4th and move the start time to 10:00 a.m. There were no comments made by the Board.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

iv. District Goals and Objectives

a. Adoption of Fiscal Year 2026 Goals & Objectives

Mr. Flint presented the Fiscal Year 2026 Goals & Objectives. There were no changes or comments by the Board.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Adopting the Fiscal Year 2026 Goals & Objectives, was approved.

b. Presentation of Fiscal Year 2025 Goals & Objectives Authorizing Chair to Execute

Mr. Flint moved to motion authorization to the Chair to execute the Fiscal Year 2025 Goals & Objectives report for ratification.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Fiscal Year 2025 Goals & Objectives Authorizing Chair to Execute, was approved.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

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TWELFTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Tony Iorio

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Chairman/Vice Chairman