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 22, 2026,** at 10:00 a.m. at Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Tony Iorio	Chairman
Jason Lonas *by phone*	Vice Chairman
Doug Beasley	Assistant Secretary
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also, present were:

George Flint	District Manager, GMS
Sarah Sandy *by phone*	District Counsel, Kutak Rock
Kathy Leo *by phone*	District Engineer, GAI
Rob Szozda	Field Manager

The following is a summary of the discussions and actions taken at the April 22, 2026, Lake Harris Community Development District's Regular Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Iorio 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.

THIRD ORDER OF BUSINESS **Approval of Minutes of the August 27, 2025, Board of Supervisors Meeting**

Mr. Flint presented the minutes of the August 27, 2025 Board of Supervisors meeting and asked if there were any questions or comments. The Board had no changes.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the Minutes of the August 27, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-01 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt**

Mr. Flint presented Resolution 2026-01 which approves the proposed FY27 budget and sets a public hearing on the matter. His recommendation was to hold the public hearing on July 22, 2026. He noted that Exhibit A to the resolution contains the proposed budget for Board review.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2026-01 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-02 Designating a Date, Time and Location of the November 2026 Landowner's Election and Meeting**

Mr. Flint presented Resolution 20206-02 to set the landowner election for their regular November meeting, scheduled for November 25,2026 at 10:00 a.m. at the same location. The resolution noted that three seats would be up for election. (Mr. Franklin's seat, Mr. Beasley's seat & Mr. Iorio's seat)

Mr. Flint noted that because the regular November meeting date falls the day before Thanksgiving, the Board noted that it would not be a Board meeting and that a proxy available that day would need to be designated.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Resolution 2026-02 Designating a Date, Time and Location of the November 2026 Landowner's Election and Meeting, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Initial Public Facilities Report**

Mr. Flint presented the Initial Public Facilities Report, noting that it is a statutory requirement and must be updated every seven years. The report had already been sent to the City of Leesburg for compliance purposes.

> On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, the Initial Public Facilities Report, was approved.

SEVENTH ORDER OF BUSINESS **Presentation of Series 2023 Arbitrage Rebate Report**

Mr. Flint reviewed the arbitrage rebate report for the Series 2023 bonds, which indicated a negative amount.

> On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Accepting Series 2023 Arbitrage Rebate Report, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Mackie had nothing to report.

B. Engineer

Ms. Leo had nothing to report.

C. Field Manager

Mr. Szozda reported that the property was generally in good condition but raised an issue involving an unexpected $23 fuel surcharge invoice from Contour. Because the charge was not authorized under the existing or proposed contract terms, the expectation was that the Board would deny it and address any such charges more clearly in future contract language.

Mr. Iorio noted that future contracts should clearly include fuel surcharge provisions; otherwise, such charges would not be authorized.

Mr. Flint noted that the fuel surcharge was not authorized under the contract and questioned the calculation, observing that the stated 20% surcharge appeared inconsistent with the $23 charge on a $1,000 bill. The group concluded that the matter required further review, but the contract did not support approving the charge as presented.

Mr. Szozda reported two additional maintenance concerns. Two red maple trees in the rear pond area had died and would need to be replaced, likely outside the original warranty period. Second, erosion was developing around the large drainpipe leading into the main pond. Temporary riprap had been placed, but because it was not sufficient the issue was referred to the engineer for direction on the appropriate permanent repair.

D. District Manager's Report

i. Check Register

Mr. Flint presented the check register from March 18th through April 8th. There were no questions from the Board.

> On MOTION by Mr. Franklin, 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. There were no questions from the Board.

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

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

Signed by:
Jason Lonas
4783C4A431A248A...
Chairman/Vice Chairman