Rizzetta & Company

Harvest Ridge
Community Development District

Board of Supervisors' Meeting
September 9, 2026

District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544
813.994-1001

harvestridgecdd.com

Harvest Ridge Community Development District

New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel 33545

www.harvestridgecdd.com

Board of Supervisors	Michael Valle	Chairman
	Gary Colglazier	Vice Chairman
	Jose Falcon	Assistant Secretary
	Felix Leno	Assistant Secretary
	Alondra De Groat	Assistant Secretary
District Manager	John Weaver	Rizzetta & Company
District Counsel	Vivek Babbar	Straley, Robin, & Vericker, P.A.
Interim Engineer	Tyson Waag	Stantec

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.harvestridgecdd.com

Board of Supervisors
Harvest Ridge Community
Development District

September 2, 2026

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harvest Ridge Community Development District will be held on **Wednesday, September 9, 2026, at 6:00 p.m**., at the New River Amenity Center located at 5227 Autumn Ridge Drive, Wesley Chapel, Florida 33545. The following is the agenda for the meeting:

BOS MEETING:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
   - A. District Counsel
     - i. Cable TV/Internet Update
   - B. District Engineer
   - C. Aquatic Update
   - D. Landscape Report ..... Tab 1
   - E. District Manager
     - i. Discussion of Fiscal Year 2026-2027 Insurance Property Schedule..... Tab 2
4. **BUSINESS ITEMS**
   - A. Consideration of Proposals for Amenity Area & Empty Lot..... Tab 3
   - B. Discussion of Parking Rules ..... Tab 4
   - C. Consideration of Resolution 2026-13; Approving Fiscal Year 2026-2027 Meeting Schedule ..... Tab 5
   - D. Consideration of Fiscal Year 2025-2026 Goals and Objectives..... Tab 6
5. **BUSINESS ADMINISTRATION**
   - A. Consideration of the Minutes of the Board of Supervisors Meeting held on August 12, 2026 ..... Tab 7
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

John Weaver

John Weaver
District Manager

Tab 1

HARVEST RIDGE

Wednesday, August 26, 2026

7 Issues Identified



MAIL KIOSK AREA MOWED



POOL AREA IS ALL MOWED



WEEDS ARE SPRAYED AND HAVE DIED IN BEDS



BED WEEDS ARE GONE



PONDS WERE MOWED OUT



POND IS MOWED OUT



BUSHES ALONG FRONT WILL BE TRIMMED NEXT SERVICE

Tab 2

FLORIDA INSURANCE ALLIANCE
DISTRICTS PACKAGE APPLICATION

Covered Party:	Harvest Ridge Community Development District		
Mailing Address:	c/o Rizzetta	**FEIN:**	92-3115388
	3434 Colwell Ave, Suite 200 Tampa FL 33614	**Physical County:**	Pasco
Contact:	John Weaver	**Phone #:**	813.873.7300 Ext 330
Title:	District Manager	**Email:**	jweaver@rizzetta.com
Coverage Term:	10/1/2026 - 10/1/2027	**Year Entity was established:**	**2023**

Coverages being requested. Please select with an "Yes" or "No"	
General Liability (includes Hired Non-Owned Auto)	Yes
Public Officials Liability/Employment Practices Liability	Yes
Crime	No
Automobile Liability	No
Property	Yes
Inland Marine	No
Automobile Physical Damage	No
Workers Compensation	No
Excess Liability	No

CERTIFICATION

This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. District Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

SIGNATURE: _____

TITLE: _____

DATE: _____

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.

FLORIDA INSURANCE ALLIANCE

COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTAL INFORMATION

Covered Party	Harvest Ridge Community Development District
Coverage Period:	10/1/2026 - 10/1/2027

Community Development District Supplemental Questions

1	What is the number of Acres within District boundaries?	68.38
2	What is the current number of Housing Units (Single Family, Townhomes, Condo) within the District?	292
3	What is the anticipated total number of Housing Units upon completion?	292
4	Does the District generally require contracts with a hold harmless agreement and certificates of insurance, including additional insured status, from vendors and contractors that do work for or on behalf of the District?	**Yes**

Public Officials Liability Exposure Questions

1	Does any official or employee have any knowledge of any pending claims and/or any circumstance or situation which might reasonably be expected to give rise to a claim against them or against the entity?	**No**
2	Are there any plans to initiate civil action against others on behalf of the entity?	**Yes**
3	Does the District have a disability accessibility statement posted on the homepage of your website?	**Yes**
4	Has the District adopted and implemented a website accessibility policy consistent with Web Content Accessibility Guidelines ("WCAG") 2.0 Level A and AA or newer?	**Yes**
5	Does the District Utilize Volunteer Workers to Perform any work, operations, activities, or services on its behalf?	**No**

Employment Practices Liability Questions - Required if District has Employees Beyond Board Members

1	Number of Employees (Full Time and Part Time, Other than Board Members)	0
2	Does the district have an employee handbook and require employees to acknowledge receipt of the handbook?	**No**
3	Over the last 6 years has any person, employee, former employee, or job applicant made a Claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, treatment or termination of employment? (i.e. Racial Discrimination, Other Ethnic Discrimination, Fair Labor Standards Act Violation, Age/ Gender/ Religious Discrimination, American Disabilities)	**No**

Cyber Liability Questions

1	Are firewalls and automatically updating antivirus software in force across your network?	**Yes**
2	Is all sensitive and confidential information stored on your databases, servers and data files encrypted?	**Yes**
3	Does the district collect, store, or handle more than 250,000 unique Personally Identifiable Information (PII) records?	**No**
4	Does the District have a written procedure requiring verbal call-back verification to a pre-established, trusted phone number prior to making changes to wire transfer instructions or vendor payment details?	

Supplemental Cyber Liability Questions - Required if District has Employees

1	Are all users required to complete security training on an annual basis?	**Yes**
2	Does the district use authentication measures for incoming emails?	**Yes**
3	Is multi-factor authentication required for access to user accounts?	**Yes**
4	Are system back-ups done monthly and stored on a separate device or service which cannot be accessed from your network?	**Yes**

Auto Liability Exposure Questions - Required if District Owns Autos

1	Are Motor Vehicle Records (MVR) pulled for employees that drive District owned vehicles?	**Yes**

2	If Yes, how often are MVRs pulled and updated?	
	At Hire	**Yes**
	Annually	**No**
	Post Accident	**No**

FLORIDA INSURANCE ALLIANCE

Property

Covered Party	Harvest Ridge Community Development District
Coverage Period:	10/1/2026 - 10/1/2027

District Supplemental Questions

1	Does the District Own and Maintain any Boilers	**No**

A boiler is a closed vessel or arrangement of enclosed tubes in which water is heated to supply steam to drive an engine

This is an informational section to help complete the section that follows

CONSTRUCTION TYPES

□ **Frame** – Exterior walls are wood or other combustible materials, including construction where combustible materials are combined with other materials, such as brick veneer, stone veneer, wood iron-clad, stucco on wood

□ **Joisted Masonry** – Exterior walls are constructed of masonry materials, such as adobe, brick, concrete, gypsum block, hollow concrete block, stone, tile or similar materials, and where the floors and roof are combustible

□ **Non-Combustible** – Exterior walls, floors and roof are constructed of and supported by metal, asbestos, gypsum or other non-combustible materials

□ **Masonry Non-Combustible** – Exterior walls are constructed of masonry materials as described in Joint Masonry with the floors and roof of metal or other non-combustible materials.

□ **Modified Fire Resistive** – Exterior walls, floors and roof are constructed of masonry or fire resistive material with a fire resistance rating of one hour or more, but less than two hours.

□ **Fire Resistive** – Exterior walls, floors and roof constructed of masonry or fire resistive materials having a fire resistance rating of not less than two hours.

□ **Modular Classrooms/Offices -** Anchored Manufactured Building

□ **Bridges** – Structure usually spanning over a body of water

□ **On-Ground Liquid Storage Tank** – Above ground storage tanks located on the ground surface that are designed to hold liquids

□ **Elevated Liquid Storage Tank** – Storage tanks located above the ground surface that are designed to hold liquids

□ **Below Ground Liquid Storage Tank/ Pool -** Water retention tank or swimming pool

□ **Pipelines at Grade** – Pipelines located at the surface of the ground

□ **Electrical Transmission Tower** – Steel towers designed to hold up electrical transmission lines

□ **Observation Tower** – Elevated towers designed for people to look out of, such as airport control or fire observation towers

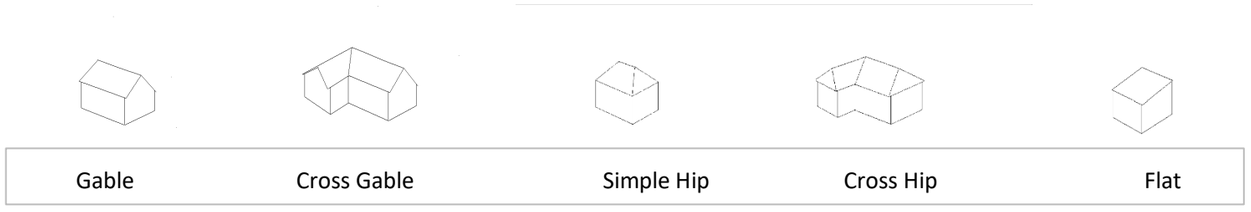
□ **Electrical Equipment** – Non-high tech electrical equipment other than electrical equipment included as part of the function of the building

□ **Mechanical Equipment** – All equipment not otherwise classified in a building

□ **Pump/Lift Station** – Pumping stations with mechanical devices that are typically used when a fluid material must be raised from

□ **Waterfront Structures** - Wharves or docks built next to the shore of navigable waters

Roof Design:



Complex Roof Design (mixture of several different roof designs)

Roof Covering:

□ Elastomeric – (utilized on flat or low slope roofs)
□ Metal Panel (utilized on flat or low slope roofs)
□ Fiberglass Panel (utilized on flat or low slope roofs)
□ Built-up Composite (utilized on flat or low slope roofs)
□ Tar and gravel system (utilized on flat roofs)
□ Asphalt Shingles
□ Clay/Concrete Tiles
□ Slate
□ Wood Shakes/Shingles

Roof Pitch /Angle % (estimate is determined by how much roof height rises in inches per pitch/angle per one foot run of pitch/angle):

Low (< 10")
Medium (10" to 30")
High (> 30")

PROPERTY SCHEDULE

Unit Number	DESCRIPTION OF OCCUPANCY (If Vacant, state "Vacant" if Under Construction, state "Under Construction," If Historic Bldg state "Historic")	ADDRESS Line 1	Address Line 2	City	State	Zip	County	Year Built	Square Feet	# of Stories	Flood Zone	Building Replacement Value	Contents Replacement Value	Construction Type	Protection Class	Roof Shape (flat, hip, gable, etc)	Type of Roof Covering (shingle, tile, etc)
1	Amenity Center	32728 Shark's Eye Lane		Zephyrhills	FL	33541	Pasco	2024	1800			$ 1,313,281	$ 26,266	Joisted Masonry	3	Simple Hip	Asphalt Shingles
2	Pool, pumps, and equipment	32728 Shark's Eye Lane		Zephyrhills	FL	33541	Pasco	2024				$ 262,656	$ -	Below Ground Liquid Storage/Pool	3		
3	Pool Furniture	32728 Shark's Eye Lane		Zephyrhills	FL	33541	Pasco	2024				$ 52,531	$ -	Property in the Open	3		
4	Pool Fencing (7750LF)	32728 Shark's Eye Lane		Zephyrhills	FL	33541	Pasco	2024				$ 26,266	$ -	Non Combustible	3		
5	Security Gate	Shark's Eye Lane & Lane Rd.		Zephyrhills	FL	33541	Pasco	2024				$ 15,759	$ -	Non Combustible	3		
6	Entry Monument	Sunrise Tellin Dr. & Allen Rd.		Zephyrhills	FL	33541	Pasco	2024				$ 52,531	$ -	Masonry Non Combustible	3		
7	Entry Monument	Shark's Eye Lane & Allen Rd.		Zephyrhills	FL	33541	Pasco	2024				$ 52,531	$ -	Masonry Non Combustible	3		
8	Irrigation	Various		Zephyrhills	FL	33541	Pasco	2024				$ 105,063	$ -	Pump/Lift Station	3		
9	Mailbox Kiosk	Sunrise Tellin Dr.		Zephyrhills	FL	33541	Pasco	2024				$ 42,025	$ -	Non Combustible	3		
10	Perimeter Fencing	Throughout		Zephyrhills	FL	33541	Pasco	2024				$ 250,000		Non Combustible	3		
												$ 2,172,643	**$ 26,266**				

Item #	Description	Serial Number	Value	Classification
1				
2				
3				
4				
5				
6				
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30				
31				
			$ -	

Inland Marine Classification
Electronic Data Processing Equipment
Mobile Equipment
Emergency Services Portable Equipment
Fine Arts
Rented, Borrowed, Leased Equipment
Valuable Papers
Other Inland Marine

AUTOMOBILE SCHEDULE

Unit #	Department	Full VIN	Make	Model and Description	Actual Cash Value	Year Built	Vehicle Type	Passenger Count	Gross Vehicle Weight	Comp Deductible	Coll Deductible

Workers Compensation Claims Point-of-Contact

Name	John Weaver
Title	District Manager
Email	jweaver@rizzetta.com
Phone Number	813.873.7300 Ext 330

Class Code	Description	Estimated Payroll	Number of Emp	Rate	Estimated Premium
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
Total Manual Premium					$ -
Increased ELL					$ 120.00
Subtotal					$ 120.00

Workplace Safety Credit 2% (Insert Y if applicable)		$ -
Drug Free Workplace Credit 5% (Insert Y if applicable)		$ -
Experience Mod	1	
Standard Premium		$ 120.00
Premium Discount		$ -
Expense Constant		$ 160.00
Terrorism		$ -
Annual		$ 280.00

Tab 3

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075

Bill to
Harvest Ridge CDD

Ship to
Harvest Ridge CDD

Estimate details
Estimate no.: 2551
Estimate date: 07/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Drainage Installation**	Pool Area -- Install approximately 215 linear feet of French drain with up to 3 surface inlets (also used as cleanouts) and approximately125 linear feet of solid pipe to connect to existing drainage at the NE corner of pool area. French drain to be approximately 18" by 18" trench backfilled with 1-1.5" granite gravel and 6" perforated piping, all surrounded by Mirafi 160 N nonwoven geotextile on four sides. Grade and sod to match surroundings.	1	$38,925.00	$38,925.00
2.		**Drainage Installation**	Vacant Lot between 37214 Angel Wings and 4535 Sand Dollar -- Install approximately 165 linear feet of French drain with up to 3 surface inlets (also used as cleanouts) connecting to existing manhole before FES to the South. French drain to be approximately 18" by 18" trench backfilled with 1-1.5" granite gravel and 6" perforated piping, all surrounded by Mirafi 160 N nonwoven geotextile on four sides. Grade and sod to match surroundings.	1	$17,745.00	$17,745.00

Total **$56,670.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date **Accepted by**

Tab 4

HARVEST RIDGE
COMMUNITY DEVELOPMENT DISTRICT

POLICIES FOR PARKING AND TOWING FOR ALL COMMUNITY DEVELOPMENT DISTRICT PROPERTY

ADOPTED NOVEMBER 11, 2025

PARKING POLICIES

1. No parking is permitted within the parking areas for the Amenity Center between the hours of 10:00 p.m. and 7:00 a.m., including no overnight parking.
2. No parking is permitted on the community development district (CDD) sidewalks throughout the Harvest Ridge Community.
3. No parking is permitted except on the roadways, parking areas, and driveways within the community.
4. No parking is permitted on landscaped areas within the CDD common areas.
5. No parking which blocks any CDD roadway or entrance to a CDD amenity or common area is permitted.
6. No parking is permitted within designated fire lanes on any CDD roadway.

AUTHORIZED TOWING AND IMPOUNDMENT OF VEHICLES PARKED IN VIOLATION OF THE DISTRICT'S PARKING POLICIES

1. The CDD may enter into an Agreement with a company providing towing and impoundment services (the "Tow Company"), to tow and impound vehicles parked within the CDD-owned areas of the Harvest Ridge Community, in violation of these Parking Policies.
2. The authorized Tow Company will post signage within the Harvest Ridge Community, and comply with all State and local laws and regulations governing the towing and impoundment of vehicles parked in violation of these Policies.
3. Prior to the towing of any vehicle from CDD property, the District Manager, or its designated representative, shall provide forty-eight (48) hours written notice that the vehicle will be towed if not removed, by placing such written notice upon the vehicle, affixed to the driver's side window. If the vehicle is not removed following the expiration of the forty-eight (48) hour notice period, then the District Manager may authorize the Tow Company to proceed with towing and impoundment of the vehicle that is not in compliance with these Policies. Any vehicles that have been tagged previously can be towed at any time afterwards without notice.
4. Upon towing and impoundment of a vehicle, the owner of the towed vehicle shall contact the Tow Company directly to coordinate return of the vehicle.

POLICY ADOPTION PROCESS SUMMARY

The Policies for Parking and Towing for all Community Development District Property were originally adopted at a publicly noticed meeting by the Board of Supervisors for the Harvest Ridge Community Development District on November 11, 2025.

Attest:

HARVEST RIDGE DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair

Current Tow Company Contractor, contracted by the District, as of November 2025:

813 Towing Service, LLC
5936 Land O'Lakes Boulevard
Land O'Lakes, Florida 34638
Tel: _____

Tab 5

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Harvest Ridge Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Pasco County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 9th DAY OF SEPTEMBER 2026.

ATTEST:

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026 – 2027 Annual Meeting Schedule

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES
HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2026-2027

October 14, 2026
November 11, 2026 *
December 9, 2026
January 13, 2027.
February 10, 2027
March 10, 2027
BUDGET WS March 24th, 2027
April 14, 2027
May 12, 2027
June 9, 2027
July 14, 2027
August 11, 2027
September 8, 2027

All meetings will be held at 6:00.m. at the offices of Rizzetta & Company, 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544.

* Veteran's Day

Tab 6

Harvest Ridge Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of twelve Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.
Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____ Date: _____

Printed Name: _____

Harvest Ridge Community Development District

District Manager: _____ Date: _____

Printed Name: _____

Harvest Ridge Community Development District

Tab 7

MINUTES OF MEETING
HARVEST RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harvest Ridge Community Development District was held on Wednesday, August 12, 2026, at 6:00 p.m. at the New River Amenity Center located at 5227 Autumn Ridge Drive, Wesley Chapel FL 33545.

Present and constituting a quorum were:

Michael Valle	Chairperson
Gary Colglazier	Vice Chairperson
Jose Falcon	Assistant Secretary *(via phone)*
Felix Leno	Assistant Secretary
Alondra De Groat	Assistant Secretary

Also present either in person or via Teams Communication were:

Lee Graffius	District Manager, Inframark
Cari Webster	District Counsel, SRV Legal *(via phone)*
Tyson Waag	District Engineer, Stantec *(via phone)*
Josh Hamilton	Landscape, Yellowstone
Nancy Hix	Accountant, Inframark
Matt Huber	Representative, Rizzetta
John Weaver	Representative, Rizzetta
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Graffius called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS **Motion to Approve Agenda**

> On MOTION by Mr. Valle, seconded by Ms. De Groat, with all in favor, the motion to approve the August 12, 2026, meeting agenda carried. 5-0

THIRD ORDER OF BUSINESS **Public Comments**

The Board received comments regarding Frontier cable coming into the community. Mr. Valle stated that the concerns were shared and he is awaiting a response from Frontier.

FOURTH ORDER OF BUSINESS **Public Hearing on FY2027 Budget and Levying O&M Assessments**

A. Open Public Hearing

> On MOTION by Mr. Valle, seconded by Ms. De Groat, with all in favor, the motion to open the Public Hearing on FY2027 Budget and Levying O&M Assessments carried. 5-0

There were no public comments regarding FY2027 Budget.

B. Consideration of Resolution 2026-06; Adopting FY2027 Final Budget

Mr. Graffius presented the proposed final budget to the Board, which reflected the increase of $575.93 for 40' lots and $719.92 for 50' lots. Mr. Graffius made changes to reflect the Rizzetta contract. The Board made the following changes:

- Lowered landscaping budget to $53,300.00
- Removed parking lot budget of $39,000.00
- Lowered pavement/concrete repairs budget to $10,000.00
- Removed traffic calming budget of $10,000.00

With all changes calculated the final gross amount of the approved budget was $461,953.19, reflecting an increase of 22.3%.

> On MOTION by Mr. Leno, seconded by Ms. De Groat, with all in favor, the motion to adopt Resolution 2026-06; Adopting FY2027 Final Budget with the changes reflected carried. 5-0

C. Consideration of Resolution 2026-07; Levying O&M Assessments

> On MOTION by Mr. Valle, seconded by Mr. Colglazier, with all in favor, the motion to adopt Resolution 2026-07; Levying O&M Assessments carried. 5-0

D. Close Public Hearing

> On MOTION by Mr. Falcon, seconded by Mr. Valle, with all in favor, the motion to close the Public Hearing on FY2027 Budget and Levying O&M Assessments carried. 5-0

FIFTH ORDER OF BUSINESS Staff Reports

A. Aquatics Report

The Board reviewed the aquatics report provided in the meeting agenda package. Ms. Webster advised the termination letter has been sent to Cypress Creek Aquatics. The new aquatics vendor will start on September 1, 2026.

B. Field Inspection Report

The Board reviewed the field inspection report provided in the meeting agenda package.

i. Irrigation Report

Mr. Hamilton presented the irrigation report to the Board and advised that the two dead trees scheduled for removal will be done next week.

Ms. De Groat mentioned that the Yellowstone crew has been mowing over trash instead of picking it up.

C. District Counsel

Ms. Webster is filling in for Mr. Babbar due to a scheduling conflict and had nothing to report.

D. District Engineer

Mr. Waag presented two proposals for Ponds #1 and #6. Discussion ensued between Mr. Waag and Mr. Falcon regarding the pond issues and presented proposals.

i. Consideration of UES Pond #1 Proposal

> On MOTION by Mr. Falcon, seconded by Mr. Leno, with all in favor, the motion to approve UES Pond #1 Proposal in the amount of $4,500.00 carried. 5-0

ii. Consideration of UES Pond #6 Proposal

The Board did not approve this proposal.

iii. Consideration of GEO Ponds Proposal

The Board did not approve this proposal.

Mr. Waag mentioned water seepage in the amenity area and the empty lot flooding. Two proposals were presented to the Board for consideration. The Board tabled these proposals until the September 9, 2026, meeting.

E. District Manager

Mr. Graffius updated the Board on the legal demand letter. He will provide the contact information to the Rizzetta representative.

SIXTH ORDER OF BUSINESS **Business Items**

A. Consideration of Rizzetta Contract for District Services

> On MOTION by Mr. Falcon, seconded by Mr. Colglazier, with all in favor, the motion to approve the Rizzetta Contract for District Services carried. 5-0

B. Landscape RFP

Discussion ensued regarding the landscape proposals.

i. ASI Landscapes Proposal

The Board did not approve this proposal.

ii. Gator Landscaping Proposal

The Board did not approve this proposal.

iii. Quality Outdoor Solutions Proposal

> On MOTION by Mr. Falcon, seconded by Mr. Colglazier, with Mr. Valle and Ms. De Groat opposed, the motion to approve the Quality Outdoor Solutions Proposal in the amount of $42,000.00 to include up to $500 in monthly irrigation repairs carried. 3-2

Ms. Webster will send notice to cancel Yellowstone's contract on September 30, 2026, and Quality's contract will start on October 1, 2026.

C. Consideration of Finn Outdoor French Drain Proposal #2551

The Board did not approve this proposal.

D. Consideration of Recreational Facility Policy 2026 V2 – July 2026

The Board reviewed the Recreational Facility policy changes.

> On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the motion to approve the Recreational Facility Policy 2026 V2 – July 2026 carried. 5-0

E. Consideration of Resolution 2026-08; Designation of a Public Depository

> On MOTION by Ms. De Groat, seconded by Mr. Valle, with all in favor, the motion to adopt Resolution 2026-08; Designation of a Public Depository carried. 5-0

F. Consideration of Resolution 2026-09; Designating a Registered Agent and Registered Officer

> On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the motion to adopt Resolution 2026-09; Designating a Registered Agent and Registered Officer carried. 5-0

G. Consideration of Resolution 2026-10; Designation of Officers

> On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the motion to adopt Resolution 2026-10; Designation of Officers with the change to add John Weaver as Assistant Secretary and Correct the Spelling of Ms. De Groat's last name by Rizzetta carried. 5-0

H. Consideration of Resolution 2026-11; Designation of Primary Administrative Office

> On MOTION by Mr. Colglazier, seconded by Mr. Leno, with all in favor, the motion to adopt Resolution 2026-11; Designation of Primary Administrative Office with the changes to Headquarters location to 3434 Colwell Ave., Suite 200, Tampa Fl. 33614 to be updated by Rizzetta carried. 5-0

I. Consideration of Resolution 2026-12; Appointing a District Manager

> On MOTION by Mr. Valle, seconded by Ms. De Groat, with all in favor, the motion to adopt Resolution 2026-12; Appointing a District Manager carried. 5-0

J. Discussion on Parking

A lengthy discussion ensued regarding the parking rules and the possibility of extending street parking hours. The Board directed Staff to add this item to the September 9, 2026, agenda.

SEVENTH ORDER OF BUSINESS **Business Administration**

A. Consideration of the Meeting Minutes of June 9, 2026

B. Consideration of the Meeting Minutes of July 8, 2026

> On MOTION by Ms. De Groat, seconded by Mr. Valle, with all in favor, the motion to approve Meeting minutes of June 9, 2026, and of July 8, 2026, carried. 5-0

C. Acceptance of Financial Statements

> On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the motion to approve the May 2026 and June 2026 Financial Statements carried. 5-0

EIGHTH ORDER OF BUSINESS **Supervisors' Requests and Comments**

Mr. Valle commented on the District not meeting the registered voter requirements and seats would carry to 2028. Mr. Huber, a representative with Rizzetta, clarified that they would review the registered voter count and if the District doesn't the meeting requirements, then a landowner's election would be held.

NINTH ORDER OF BUSINESS **Public Comments**

A resident commented on the DR Horton review of the sidewalk and swale issues including both sections of Angel Wings Ave. and Sand Dollar Way.

TENTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Ms. De Groat, seconded by Mr. Falcon, with all in favor, the meeting adjourned at 7:43 p.m. 5-0

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Secretary/ Assistant Secretary Chairperson / Vice Chairperson