Rizzetta & Company

Harvest Ridge
Community Development District

Board of Supervisors' Meeting
October 13, 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

October 6, 2026

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harvest Ridge Community Development District will be held on **Tuesday, October 13, 2026, at 6:00 p.m**., at the Rizzetta & Company offices, located at 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544. 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. Ratification of Frontier Agreement.....Tab 1
   - B. District Engineer
     - i. Consideration of Traffic Safety Proposals (under separate cover)
     - ii. Discussion of Traffic/Speed Bumps
   - C. Aquatic Report.....Tab 2
   - D. Community Asset Management Report.....Tab 3
     - i. Landscape Contractor Response.....Tab 4
     - ii. Landscape Contractor Update .....Tab 5
     - iii. Discussion of Pond Edge Trimming & Weed Removal in Sidewalk Cracks
     - iv. Consideration of Monument Landscape Proposal.....Tab 6
     - v. Consideration of Pool Landscape Proposals .....Tab 7
   - E. District Manager
     - i. Discussion of Greenlee Law Demand .....Tab 8
4. **BUSINESS ITEMS**
   - A. Ratification of No Parking Access Barrier Proposal.....Tab 9
   - B. Discussion of Parking Policies.....Tab 10
   - C. Consideration of Resolution 2027-01; Setting Terms and Revised Location for Landowner Election.....Tab 11
   - D. Discussion of Landowner Election

E. Discussion of Fob Shut for Clean-up
F. Discussion of Towing Service Review
G. Discussion of Holiday Parking Dates
H. Discussion of Entrance Lighting
I. Discussion of Pool Hours/Camera Placement/Email Proposals

5. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Board of Supervisors Meeting held on September 9, 2026 ..... Tab 12

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

FRONTIER
A Verizon Company

PREMISE ACCESS LICENSE

This Premises Access License ("License") is between the *Harvest Ridge Community Development District* its successors and assigns ("Licensor"), and Frontier Communications of America Inc., its affiliates and subsidiaries, and their successors and assigns ("Frontier"). It applies to the *common areas owned by the Licensor* located within the *Harvest Ridge community in Pasco County, Florida* ("Premises"). Harvest Ridge is a subsection of the Harvest Ridge Community Development District ("Property").

This License gives Frontier the ability to access the Premises to install equipment and offer services. **Frontier, however, will not begin any work at your property until you approve an installation plan.**
For good and valuable consideration, the receipt if which is acknowledged, the parties agree that:

- Frontier has the right to construct, maintain, access, and relocate or remove at its discretion all equipment needed to provide service ("Facilities"), including but not limited to all cabling and distribution equipment. Frontier may use these Facilities to deliver all services they can support, including voice, data and/or video ("Services").
- Frontier owns all Facilities except for conduits, raceways or molding it installs within the Premises unless Licensor installs such facilities, in which case it will meet the specifications provided by Frontier.
- Frontier may use any of Licensor's existing wiring to provide Services.
- Licensor shall not move, disturb, alter, change or connect to Frontier's wiring and equipment without Frontier's written approval.
- Licensor shall provide electrical power and grounding at its expense for the Facilities (e.g., power for optical network terminals and grounded three-prong electrical outlet).
- Licensor is not a party to any agreement that would limit Frontier's ability to provide Services or use any inside wiring.
- Frontier will perform all work in a good and workmanlike manner, and Frontier will repair any damage it causes to the Premises.
- Frontier shall have reasonable access to the Premises to construct Facilities and provide Services, including access from the public right-of-way, if necessary.

Each party shall hold harmless and indemnify the other for negligent acts resulting in injury to the other's property, employees, or the public. Nothing in this License obligates Frontier to deploy Facilities or offer Services at the Premises.

Nothing in this License shall be deemed as a waiver of immunity or limits of liability of the Licensor beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this License shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

This License begins on the date it is signed and continues for a period of ten years after Frontier starts providing services to the property. It automatically renews for successive ten -year periods unless Licensor provides one hundred twenty (120) days' written notice to terminate. If terminated, Frontier has the right to continue providing services to existing customers and to serve new customers if allowed by law.

The remainder of the page is left blank intentionally.

FRONTIER
A Verizon Company

Licensor confirms that the number of residential units located *in the Property* that are available to receive Service is 289. Number of sub locations for business services is 0.
The person signing below has the authority to sign this License.
Agreed and accepted on behalf of Licensor by:

Signature: _____

Printed Name: Michael Valle

Title: Chair of the Board of Supervisors

Date: 9/25/26

c/o Rizzetta & Company, District Manager

Email: jweaver@rizzetta.com

Phone: 813-994-1001

Tab 2

Field/Service Report

Customer or Project:
Harvest Ridge CDD

Date:
Sep 20, 2026

Applicator(s):
Colin Koenig, Zach

Equipment:
John Deere UTV

REASON FOR VISIT

- ☐ Inspection
- ☒ Pond Maintenance
- ☐ Fountain/Aerator
- ☐ Erosion
- ☐ Fish Installation
- ☐ Mitigation Maintenance
- ☐ Mechanical Removal
- ☐ Manual Removal
- ☐ Consulting

SERVICES PERFORMED

- ☒ Algae Treatment
- ☐ Floating Weed Control
- ☐ Fountain Maintenance
- ☐ Debris Removal
- ☐ Water Quality Testing
- ☐ Erosion Control
- ☒ Submerged Weed Control
- ☒ Emergent Weed Control
- ☐ Aeration System Check
- ☐ Shoreline Inspection
- ☐ Fish Health Assessment
- ☒ Trash/Litter Removal

RECOMMENDATIONS

- ☐ Aqua scaping
- ☐ Retreat in 14 days
- ☐ Grass Carp
- ☐ Mosquito Fish Install
- ☐ Mechanical Harvesting
- ☐ Erosion/Shoreline Restoration
- ☐ Hydro-Dredging
- ☐ Fountain/Aeration Install
- ☐ Mitigation Inspection
- ☐ Littoral Shelf Trimming
- ☒ Routine Maintenance

BENEFICIAL VEGETATION

- ☒ None
- ☐ Some
- ☐ Sufficient

WATER LEVEL

- ☐ Dry
- ☐ Low
- ☒ Normal
- ☐ High
- ☐ Flooded

WATER CLARITY

- ☐ Clear
- ☐ Slightly Murky
- ☐ Murky
- ☐ Turbid

OBSERVATIONS

PHOTOS:













Tab 3

HARVEST RIDGE

COMMUNITY ASSET MANAGEMENT REPORT



September 25, 2026

Rizzetta & Company
Arturo Gandarilla – Community Asset Manager

Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

Crews & Account Manager – Site Appearance: Crews and the Account Manager should be actively checking in while on-site to identify and address any issues. This includes, but is not limited to:

Irrigation system breaks (e.g., runoff areas or visible damage)

- Tire tracks impacting turf quality
- Pond erosion concerns

The following are action items for Steadfast to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. Red text indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation. Orange is for Staff. **Bold underlined** is either info or questions for the BOS.

1. Entrance Hedges: The hedges located at the front of the community off Allen Rd. and Shark eye Ln. need to be trimmed, these hedges have been skipped for several weeks now, Yellowstone stated that these would be taken care before the new vendor takes over in October. (Pic 1a,1b>)

1a.



3. Entrance Curb: During my inspection, I observed a few weeds growing along the curbs on both sides of the entrance. The entrance areas should be maintained to a higher standard to ensure a clean appearance.

<1b.



2. Entrance Landscape: In the same location as the hedge trimming, the beds have not been soft edged in several weeks, and grass runners are now encroaching into the beds. The beds should be soft-edged and cleaned up prior to the new vendor taking over to help ensure a smooth transition.

4. Lift-station: Around the lift-station, the hedges need to be trimmed and brought down as they have become overgrown. The fence line also needs to be weed-trimmed, as grass appear to have been missed during recent services. This is an area that can not be overlooked, as it is directly in front of the community entrance and is a high visible.

Allen RD, Sunrise Tellin DR.

3. Landscape Beds: The North entrance off Allen RD and Sunrise Tellin DR. The hedges need to be trimmed, they have been skipped for several weeks (Pic 3)



4. Allen Rd Beds: The landscape beds along Allen Rd. need to be soft edged and have the bed weeds treated, once the weeds have died off, crew should either burn them down or pull the dead weeds where applicable.

5. Allen RD. The copperleaf along Allen Rd. heading south toward Shark eye Ln. needs to be trimmed, along with the beds being soft-edged as they have been missed for several weeks. (Pic 5.)



6. Allen Rd: Along the Pvc Fence heading south on Allen rd. towards Shark eye ln. the landscape beds need to be soft edged, grass runners are encroaching into the beds. (Pic 6)



7. N. Allen Rd.: Along the PVC fence there are several copperleaf plants that are missing need to fill in the missing plant material or remove the remaining and fill in with bahia grass, the ornamental grasses also require trimming as the are very over-grown and have been skipped for several weeks. (Pic 7)



TELLIN DR, CLUBHOUSE

8. Sunrise Tellin Dr: The sidewalks off Sunrise Tellin Dr. have a significant amount if weeds growing through the cracks that need to be treated (Pic 8)



9. Sunrise Tellin Dr.: during my inspection I observed sidewalks and roadways with grass clippings after crews had left the community, crews need to make sure before leaving the site that all sidewalks and roadways are blowen off correctly.

10. Pond: The pond off Tellin Dr. was mowed but did not line trim the waters edge, crews should be line trimming all ponds on each service unless told otherwise. (Pic 10)



11.Clubhouse: Landscape beds at the pool also need to be soft edged, crews have been skipping this for a few weeks and now grass runners are encroaching into the beds.

12.Clubhouse: The trees and hedges need to be trimmed throughout the parking lot and by the pvc fence. (Pic 11)



13. Sand Dollar Way: West side of the pool along Sand Dollar way the landscape bed has significant amount of weeds that should be treated and removed once it has died back. Crews should also ensure that focal areas around the pool and clubhouse are maintained to community standards.. (Pic 12)



LANE RD.

14. Lane RD: Back side of the property on the east side off Lane Rd the firebush and the landscape bed is significantly overgrown and needs to be trimmed back. The weeds throughout the beds also need to treated and removed once they have died back.(Pic 13)



15.Community Fence: Along the community fence off Lane Rd, vines are growing onto the fence. These should be removed , and crews should ensure the fence remains free of vines and other vegetation to maintain a clean and well-maintained appearance. (Pic 14)



16. Lane Rd: Crew should also be picking up trash when mowing, I did see some trash that was mowed and left in the turf and some in the landscape beds.

17..Lane Rd: The plant material and landscape beds along Lane Rd, as shown in the picture are very overgrown, significant amount of weeds throughout the beds same issue as shown i Picture 13. . (Pic 16)



18. Landscape: Here is another picture showing the condition of the hedges on the back part of the community fence off Lane Rd, this is something that should never happen, make sure crews are staying on top of areas like this and keeping them properly maintained.(Pic 17)



19. Crews should double check all areas of service before leaving the community to ensure that nothing was missed and properly cleaned up.

Tab 4

HARVEST RIDGE

COMMUNITY ASSET MANAGEMENT REPORT



September 25, 2026

Rizzetta & Company
Arturo Gandarilla – Community Asset Manager

Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

Crews & Account Manager – Site Appearance: Crews and the Account Manager should be actively checking in while on-site to identify and address any issues. This includes, but is not limited to:

Irrigation system breaks (e.g., runoff areas or visible damage)

- Tire tracks impacting turf quality
- Pond erosion concerns

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1. Entrance Hedges: The hedges located at the front of the community off Allen Rd. and Shark eye Ln. need to be trimmed, these hedges have been skipped for several weeks now, Yellowstone stated that these would be taken care before the new vendor takes over in October. (Pic 1a,1b>) These have been trimmed 1

1a.



3. Entrance Curb: During my inspection, I observed a few weeds growing along the curbs on both sides of the entrance. The entrance areas should be maintained to a higher standard to ensure a clean appearance. This is cleaned up 2

<1b.



2. Entrance Landscape: In the same location as the hedge trimming, the beds have not been soft edged in several weeks, and grass runners are now encroaching into the beds. The beds should be soft-edged and cleaned up prior to the new vendor taking over to help ensure a smooth transition.

This was taken care of final visit 3

4. Lift-station: Around the lift-station, the hedges need to be trimmed and brought down as they have become overgrown. The fence line also needs to be weed-trimmed, as grass appear to have been missed during recent services. This is an area that can not be overlooked, as it is directly in front of the community entrance and is a high visible.

Bushes were trimmed this last service 4

Summary of Comments on Slide 1

Page: 2

Number: 1 Author: Date: 9/30/2026 7:13:23 AM
These have been trimmed.

Number: 2 Author: Date: 9/30/2026 7:15:00 AM
This is cleaned up

Number: 3 Author: Date: 9/30/2026 7:14:29 AM
This was taken care of final visit

Number: 4 Author: Date: 9/30/2026 7:15:15 AM
Bushes were trimmed this last service

Allen RD, Sunrise Tellin DR.

3. Landscape Beds: The North entrance off Allen RD and Sunrise Tellin DR. The hedges need to be trimmed, they have been skipped for several weeks (Pic 3)

Bushes have now been trimmed 1



4. Allen Rd Beds: The landscape beds along Allen Rd. need to be soft edged and have the bed weeds treated, once the weeds have died off, crew should either burn them down or pull the dead weeds where applicable.

Soft edging was performed and weeds sprayed 3

5. Allen RD. The copperleaf along Allen Rd. heading south toward Shark eye Ln. needs to be trimmed, along with the beds being soft-edged as they have been missed for several weeks. (Pic 5.) All shrubbery were trimmed 5



6. Allen Rd: Along the Pvc Fence heading south on Allen rd. towards Shark eye ln. the landscape beds need to be soft edged, grass runners are encroaching into the beds. (Pic 6)

Soft edging was performed and weeds sprayed 2



7. N. Allen Rd.: Along the PVC fence there are several copperleaf plants that are missing need to fill in the missing plant material or remove the remaining and fill in with bahia grass, the ornamental grasses also require trimming as the are very over-grown and have been skipped for several weeks. (Pic 7)

All shrubbery were trimmed 4



Page: 3

Number: 1 Author: Date: 9/30/2026 7:15:39 AM
Bushes have now been trimmed

Number: 2 Author: Date: 9/30/2026 7:16:30 AM
Soft edging was performed and weeds sprayed

Number: 3 Author: Date: 9/30/2026 7:16:14 AM
Soft edging was performed and weeds sprayed

Number: 4 Author: Date: 9/30/2026 7:17:11 AM
All shrubbery were trimmed.

Number: 5 Author: Date: 9/30/2026 7:17:15 AM
All shrubbery were trimmed.

TELLIN DR, CLUBHOUSE

8. Sunrise Tellin Dr: The sidewalks off Sunrise Tellin Dr. have a significant amount if weeds growing through the cracks that need to be treated (Pic 8) These have been removed/ sprayed[1]



9. Sunrise Tellin Dr.: during my inspection I observed sidewalks and roadways with grass clippings after crews had left the community, crews need to make sure before leaving the site that all sidewalks and roadways are blowen off correctly. This has been cleaned up[4]

10. Pond: The pond off Tellin Dr. was mowed but did not line trim the waters edge, crews should be line trimming all ponds on each service unless told otherwise. (Pic 10) This has been line trimmed[5]



11.Clubhouse: Landscape beds at the pool also need to be soft edged, crews have been skipping this for a few weeks and now grass runners are encroaching into the beds.
beds have been soft edged[2]

12.Clubhouse: The trees and hedges need to be trimmed throughout the parking lot and by the pvc fence. (Pic 11) Shrubbery has been trimmed[3]



13. Sand Dollar Way: West side of the pool along Sand Dollar way the landscape bed has significant amount of weeds that should be treated and removed once it has died back. Crews should also ensure that focal areas around the pool and clubhouse are maintained to community standards.. (Pic 12)
Weeds were pulled and treated[6]



Page: 4

Number: 1 Author: Date: 9/30/2026 7:17:43 AM
These have been removed/ sprayed

Number: 2 Author: Date: 9/30/2026 7:21:14 AM
beds have been soft edged

Number: 3 Author: Date: 9/30/2026 7:21:30 AM
Shrubbery has been trimmed

Number: 4 Author: Date: 9/30/2026 7:17:59 AM
This has been cleaned up

Number: 5 Author: Date: 9/30/2026 7:18:21 AM
This has been line trimmed

Number: 6 Author: Date: 9/30/2026 7:22:42 AM
Weeds were pulled and treated.

LANE RD.

14. Lane RD: Back side of the property on the east side off Lane Rd the firebush and the landscape bed is significantly overgrown and needs to be trimmed back. The weeds throughout the beds also need to treated and removed once they have died back.(Pic 13)



This has been cleaned up1

15.Community Fence: Along the community fence off Lane Rd, vines are growing onto the fence. These should be removed , and crews should ensure the fence remains free of vines and other vegetation to maintain a clean and well-maintained appearance. (Pic 14)

This was all cleaned up3



16. Lane Rd: Crew should also be picking up trash when mowing, I did see some trash that was mowed and left in the turf and some in the landscape beds.

17..Lane Rd: The plant material and landscape beds along Lane Rd, as shown in the picture are very overgrown, significant amount of weeds throughout the beds same issue as shown i Picture 13. . (Pic 16)



This has been cleaned up2

18. Landscape: Here is another picture showing the condition of the hedges on the back part of the community fence off Lane Rd, this is something that should never happen, make sure crews are staying on top of areas like this and keeping them properly maintained.(Pic 17)



19. Crews should double check all areas of service before leaving the community to ensure that nothing was missed and properly cleaned up.

Page: 5

Number: 1 Author: Date: 9/30/2026 7:18:28 AM
This has been cleaned up

Number: 2 Author: Date: 9/30/2026 7:21:06 AM
This has been cleaned up

Number: 3 Author: Date: 9/30/2026 7:22:52 AM
This was all cleaned up

Tab 5

HARVEST RIDGE

Tuesday, September 29, 2026

12 Issues Identified



PONDS ARE ALL MOWED AND LINE TRIMMED



POND WAS MOWED, LINE TRIMMED, SIDE WALK BLOWN



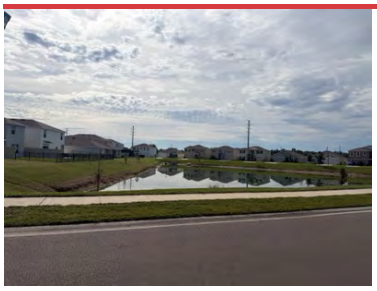
EVERYTHING AROUND POOL IS TRIMMED AND MOWED



GRASS MOWED AND BEDS CLEANED UP



PONDS MOWED AND LINE TRIMMED



PONDS MOWED AND TRIMMED



PONDS MOWED AND LINE TRIMMED



ENTRANCES CLEANED UP



HEDGES TRIMMED



ALL ENTRANCES TRIMMED



ALL BUSHES TRIMMED

ISSUE 12

Tab 6

— FLORIDA TROPICAL —



Quality Outdoor Solutions

Owner: Joshua Molina
813-334-5862

Estimate

09/28/2026

estimate for

Harvest Ridge community

Task	Description	Total Price
Site prep	Removal all of 15 plants, weeds and debris in front of the monument to prep area for new landscaping. Also installing weed fabric to help suppress weeds and make a foundation for the brown river rock.	$150.00
Foxtail palm	Purchase and installation of 2 15G Foxtail palms to be planted on each side of the monument .	$430.00
Red sisters	Purchase and installation of 4 3G red sisters	$80.00
Foxtail fern	Purchase and installation of 6 3G foxtail ferns	$120.00

White Vincas	Purchase and installation of 3 3G White vincas to give a clean white accent.	$45.00
Dwarf Yaupon holly	Purchase and installation of 5 7G Yaupon hollies to go underneath the Harvest ridge sign	$325.00
Epic edge border	Purchase and installation of 80 LF of teak brown epic edge edging to bring a finish look to the garden area, along with helping avoid grass growing into the bed.	$275.00
Brown river rock	Purchase and installation of 1.5 Yards of 1 Inch brown river rock.	$350.00
disposal		$75.00
Delivery		$150.00

Notes:

Subtotal **$2,000.00**

Thank you for the opportunity to quote these enhancements for your property. Please review the document above and respond via email or text to confirm the project.Upon approval of the estimate, a 50% deposit is required to cover material costs and secure your placement on the project schedule.

$2,000.00

MODERN MINIMALIST



Quality Outdoor Solutions

Owner: Joshua Molina
813-334-5862

Estimate

09/28/2026

estimate for

Harvest Ridge community

Task	Description	Total Price
Site prep	Removal all of 15 plants, weeds and debris in front of the monument to prep area for new landscaping. Also installing weed fabric to help suppress weeds and make a foundation for the brown river rock	$150.00
Agave	Purchase and installation of 2 7G Agaves to be planted on each side of the monument	$150.00
Flax lily	Purchase and installation of 3 3G Flax lilies	$50.00
White Vincas	Purchase and installation of 3 3G White vincas to give a clean white accent.	$45.00

Dwarf Yaupon holly	Purchase and installation of 5 7G Yaupon hollies to go underneath the Harvest ridge sign	$325.00
Golden cloud boulder	Purchase and installation of 2 Golden cloud boulders to bring a clean modern appeal.	$450.00
Epic edge border	Purchase and installation of 80 LF of teak brown epic edge edging to bring a finish look to the garden area, along with helping avoid grass growing into the bed.	$275.00
Brown river rock	Purchase and installation of 1.5 Yards of 1 Inch brown river rock.	$350.00
disposal		$75.00
Delivery		$200.00

Notes:

Subtotal **$2,070.00**

Thank you for the opportunity to quote these enhancements for your property. Please review the document above and respond via email or text to confirm the project.Upon approval of the estimate, a 50% deposit is required to cover material costs and secure your placement on the project schedule.

$2,070.00

RESORT STYLE



Quality Outdoor Solutions

Owner: Joshua Molina
813-334-5862

Estimate

09/28/2026

estimate for

Harvest Ridge community

Task	Description	Total Price
Site prep	Removal all of 15 plants, weeds and debris in front of the monument to prep area for new landscaping. Also installating weed fabric to help surpress weeds and make a foundation for the brown river rock.	$150.00
Birds of paradise	Purchase and installation of 2 7G Birds of paradise to be planted on each side of the monument .	$120.00
Dwarf maui's	Purchase and installation of 4 3G red ixora maui's to go in the middle of the garden bed	$80.00
Foxtail fern	Purchase and installation of 6 3G foxtail ferns to go along the border of the garden bed.	$120.00

White Vincas	Purchase and installation of 3 3G White vincas to give a clean white accent.	$45.00
Dwarf Yaupon holly	Purchase and installation of 5 7G Yaupon hollies to go underneath the Harvest ridge sign	$325.00
Variegated Schefflera	Purchase and installation of 3 3G Scheffleras	$60.00
Epic edge border	Purchase and installation of 80 LF of teak brown epic edge edging to bring a finish look to the garden area, along with helping avoid grass growing into the bed.	$275.00
Brown river rock	Purchase and installation of 1.5 Yards of 1 Inch brown river rock.	$350.00
disposal		$75.00
Delivery		$150.00

Notes: Subtotal **$1,750.00**

Thank you for the opportunity to quote these enhancements for your property. Please review the document above and respond via email or text to confirm the project.Upon approval of the estimate, a 50% deposit is required to cover material costs and secure your placement on the project schedule.

$1,750.00

Tab 7

Quality Outdoor Solutions

Owner: Joshua Molina
813-334-5862

Estimate

10/01/2026

estimate for

Harvest Ridge community

Task	Description	Total Price
Site prep	Removal of 2,900 Sq Ft of pine bark mulch to purchase and install 25 rolls of landscape fabric to help suppress weed growth along with providing a protective barrier beneath the rocks.	$1,600.00
Rock stabilizer application	Purchase and application of 32 gallons of lockscape rock glue max throughout the entire 2,900 Sq ft of Brown river rock. Two applications will be applied to help stabilize loose rocks,minimize displacement and maintain a cleaner appearance while allowing water to permeate through the surface.	$3,600.00

Brown river rock	Purchase and installation of 2,900 Sq ft of Brown river rock to go around the entire pool area. This also includes the common areas by the sidewalk,palm trees and along the fence line where there are the huge shrubs.	$7,700.00
disposal		$300.00
Delivery		$500.00

Notes:

Subtotal **$13,700.00**

Thank you for the opportunity to quote these enhancements for your property. Please review the document above and respond via email or text to confirm the project.Upon approval of the estimate, a 50% deposit is required to cover material costs and secure your placement on the project schedule.

$13,700.00

Quality Outdoor Solutions

Owner: Joshua Molina
813-334-5862

Estimate

10/01/2026

estimate for

Harvest Ridge community

Task	Description	Total Price
Site prep	Removal of 1,500 Sq Ft of pine bark mulch to purchase and install 15 rolls of landscape fabric to help suppress weed growth along with providing a protective barrier beneath the rocks.	$1,125.00
Rock stabilizer application	Purchase and application of 16 gallons of lockscape rock glue max throughout the entire 1,500 Sq ft of Brown river rock. Two applications will be applied to help stabilize loose rocks,minimize displacement and maintain a cleaner appearance while allowing water to permeate through the surface.	$1,875.00

Brown river rock	Purchase and installation of 1,500 Sq ft of Brown river rock to go around the entire pool fence area.	$4,000.00
disposal		$200.00
Delivery		$350.00

Notes:

Subtotal **$7,550.00**

Thank you for the opportunity to quote these enhancements for your property. Please review the document above and respond via email or text to confirm the project.Upon approval of the estimate, a 50% deposit is required to cover material costs and secure your placement on the project schedule.

$7,550.00

Tab 8

GREENLEE LAW
PLLC

442 W. Kennedy Blvd., Suite 350
Tampa, Florida 33606
813-802-8215
paige@greenleelawtampa.com

October 1, 2026

Via E-mail

Brad Hindersman
Construction Regional Manager
D.R. Horton, Inc.
bhindersman@drhorton.com

Joseph A. Tabshe
President
New Strategy Holdings, LLC
joetabshe@newstrategyholdings.com

Re: Harvest Ridge Community Development District – Demand for Remediation of Development and Site Conditions

Dear Sirs:

Our firm represents Harvest Ridge Community Development District ("Harvest Ridge" or the "District") concerning outstanding conditions within the Harvest Ridge community arising from development and construction work performed, undertaken, supervised, coordinated, or caused to be performed by or on behalf of **D.R. Horton, Inc. ("D.R. Horton") and New Strategy Holdings, LLC ("New Strategy Holdings")**, and their respective contractors, subcontractors, consultants, agents, and other parties involved in the development and construction of the community (collectively, "the Responsible Parties"). Please direct all future communications concerning this matter to undersigned counsel.

Despite prior efforts to have these conditions addressed, significant issues remain throughout the community involving pond and embankment erosion, drainage, grading, flooding, pavement settlement, and related damage. These conditions have required Harvest Ridge to expend substantial funds investigating and repairing problems that should not be the District's responsibility. Among other things, Harvest Ridge has documented the following conditions:

1. **Pond and Embankment Erosion.** Significant erosion and washout conditions have occurred at multiple ponds, including Ponds 1 and 6. The conditions have required imported fill, regrading, compaction, erosion-control measures, and

restoration. Harvest Ridge has already incurred costs to remediate erosion at Pond 1 and has obtained proposals for additional corrective work at Pond 6.

2. **Drainage, Flooding and Grading Conditions.** Harvest Ridge continues to experience significant drainage and flooding problems. These include flooding at or near Allen Road and the plaza, where the observed conditions indicate that grading may not have been properly performed to allow stormwater to reach the drainage system. Harvest Ridge has also documented substantial drainage concerns at the amenity/pool area and the vacant lot between Angel Wings and Sand Dollar. Corrective drainage work proposed for these areas alone is presently estimated at **$56,670.00**.

3. **Roadway Ponding and Settlement.** Harvest Ridge's engineer has documented roadway ponding near the community mailboxes in an area that appears to have been repaired or patched following the original construction. The patched area corresponds with the location where water collects after rainfall. Harvest Ridge has also identified multiple areas of sinking pavement throughout the community.

4. **Drainage-Structure Erosion.** Harvest Ridge's engineer has documented erosion behind two MES drain structures associated with a community pond, caused by water flowing along the concrete edges and eroding around the structures. The engineer has warned that continued erosion can eventually cause portions of the drainage pipe to crack and settle.

5. **Fence and Common-Area Damage.** The erosion and grading conditions have also affected fencing and other improvements. For example, erosion restoration at the North Pond adjacent to Lane Road required fence posts to be reset to proper grade during filling and compaction of a large washout area. Harvest Ridge has incurred repeated fence-repair expenses in affected areas.

6. **Unfinished Common-Area Conditions.** Construction-related piping remains protruding from the ground on the vacant Angel Wings lot, and Harvest Ridge has raised concerns regarding the unfinished grading, sod, and sidewalk conditions at that location.

These are not isolated cosmetic or routine maintenance issues. The recurring nature of the erosion, settlement, flooding, drainage, and grading problems has required Harvest Ridge to retain engineers and other professionals to investigate the conditions and contractors to perform or propose corrective work. The District should not be required to assume the financial burden of correcting development and construction conditions attributable to those responsible for the original development, construction, grading, drainage, and infrastructure work within the community. Accordingly, Harvest Ridge hereby demands that D.R. Horton and New Strategy Holdings, as the Responsible Parties, promptly assume responsibility for investigating and permanently remediating the outstanding development and construction-related conditions within Harvest Ridge, including, without limitation, the pond and embankment erosion, drainage and

grading deficiencies, flooding and settlement conditions, unfinished common-area conditions, and resulting damage to District property.

Harvest Ridge would prefer to resolve these matters cooperatively and without litigation. However, Harvest Ridge cannot continue to bear the expense of investigating, repairing, and maintaining conditions attributable to the development and construction of the community.

Please provide, **within ten (10) days of receipt of this letter**, written confirmation that D.R. Horton and New Strategy Holdings will work with Harvest Ridge and its engineers to inspect the outstanding conditions and develop an agreed schedule and scope for permanent corrective work. Harvest Ridge is prepared to make its engineering reports, invoices, proposals, photographs, and other supporting documentation available to facilitate that process.

If D.R. Horton and New Strategy Holdings are unwilling to promptly address these matters, Harvest Ridge will evaluate and pursue all available remedies to protect Harvest Ridge and recover its damages and costs. Nothing contained herein constitutes a waiver of any right, claim, remedy, or damage available to Harvest Ridge, all of which are expressly reserved.

Please also accept this letter as a request that you preserve all documents in your possession regarding this matter. This request includes not only tangible documents but data in a computer or electronic format, as well as text messages. The failure to preserve documents and evidence relevant to this matter, and any later civil action, creates an independent cause of action for spoilation of evidence. *See Vega v. CSCS International, N.V.*, 795 So. 2d 164 (Fla. 3d DCA 2001).

PLEASE GOVERN YOURSELVES ACCORDINGLY.

Sincerely,

/s/ Paige A. Greenlee

Paige A. Greenlee, Esq.
Counsel for Harvest Ridge
Community Development District

Tab 9

HARVEST RIDGE CDD

NO-PARKING ACCESS BARRIER

Turnkey Furnish + Install Proposal

ATTENTION **John Weaver** **PROPOSAL DATE** **September 23, 2026**

PROJECT OVERVIEW

Provide a clean, removable driveway barrier that clearly discourages parking while preserving authorized access. The finished system will use white-clad structural supports, exterior-rated chain and hardware, and commercial no-parking signage for a coordinated appearance with the surrounding property.

INCLUDED SYSTEM & MATERIALS

- **Structural Support Assemblies**
  (2) ground-contact pressure-treated 4x4 posts sized for the barrier installation.
- **Exterior-Rated Barrier Chain**
  Heavy-duty zinc-plated/exterior chain furnished and sized to span the driveway opening.
- **Concrete-Set Foundations**
  Excavation and new fast-setting concrete footings at both support locations.
- **Corrosion-Resistant Hardware**
  Galvanized eye bolts, quick links, washers, fasteners and removable spring-snap connection.
- **Finished PVC Components**
  White PVC/vinyl post sleeves and decorative caps for a clean finished appearance.
- **Commercial Aluminum Signage**
  Aluminum NO PARKING / KEEP CLEAR sign with all required mounting hardware.

INSTALLATION & CLOSEOUT

Includes material procurement and delivery, field layout, post-hole excavation, concrete placement, assembly, chain fitting, quick-release setup, sign installation, final alignment/adjustment, jobsite cleanup and project closeout.

TURNKEY PROJECT INVESTMENT

All materials, procurement, mobilization, labor, installation, hardware, cleanup, closeout and 12-month workmanship warranty included.

$1,000.00

SCHEDULE & BILLING

MOBILIZATION
Within 72 hours
of written authorization

FIELD WORK
1 working day
weather permitting

BILLING
$0 deposit
invoice upon completion

PROPOSED FINISHED INSTALLATION

Conceptual rendering for board/client visualization



VISUAL INTENT

White finished post assemblies, removable exterior-rated chain, quick-release access hardware and clearly visible no-parking signage across the driveway entrance. Rendering is conceptual; final placement may vary slightly based on field conditions.

John Weaver
9/23/26

Tab 10

Harvest Ridge Community Development District

Parking and Towing Policies

Parking Policies

1. **Permitted Parking Areas:** Parking is permitted only on roadways, designated parking areas, and driveways within the community, except as otherwise noted in these Policies.
2. **Parking Lot:** No parking is permitted in the community parking lot between the hours of 10:00 p.m. and 7:00 a.m. Overnight parking is prohibited.
3. **Street Parking:** Street parking is prohibited between the hours of 12:00 a.m. (midnight) and 7:00 a.m., seven (7) days a week.
4. **Sidewalks:** No parking is permitted on any sidewalks.
5. **Landscaped Areas:** No parking is permitted on landscaped areas within CDD common areas.
6. **Obstructing Roadways or Entrances:** No parking is permitted in a manner that blocks or obstructs any CDD roadway or entrance to a CDD amenity or common area.
7. **Fire Lanes:** No parking is permitted within designated fire lanes on any CDD roadway.
8. **Holiday Enforcement Suspension:** Enforcement of the street parking prohibition described above shall be suspended for three (3) days before and three (3) days after designated major federal holidays. A list of the holidays subject to the enforcement suspension will be published by the CDD.
9. **Short-Term Parking Permits:** Residents may request a short-term parking permit for temporary parking needs on a case-by-case basis. Requests must be submitted in advance and are subject to approval by the CDD or its designated representative. Approval of a permit does not authorize parking in fire lanes, on sidewalks, landscaped areas, or in any location where parking is otherwise prohibited by law or these policies.
10. **Enforcement and Towing:** Vehicles or vessels found in violation of these parking policies may be subject to enforcement action, including towing and impoundment at the owner's expense, to the extent permitted by applicable law. The CDD, its designated enforcement personnel, or its authorized towing contractor may arrange for the removal and impoundment of vehicles or vessels in accordance with applicable laws, regulations, and CDD procedures.

Towing Policies

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

Adopted by the Board of Supervisors of the CDD in a public meeting held on _____, 2026.

Tab 11

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF THE DISTRICT'S SUPERVISORS TO ALIGN WITH THE NOVEMBER GENERAL ELECTIONS IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES; REVISING THE LOCATION OF THE LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING 3 MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING A REVISED SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Harvest Ridge Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, pursuant to Section 190.006 (3)(a)2.c, Florida Statutes, the Board of Supervisors of the District (the "**Board**") is authorized to amend the terms of office for the District's supervisors for the purpose of aligning the District's election cycle with the general election held in November;

WHEREAS, the Board desires to align the terms of the District's supervisors with the general election cycle;

WHEREAS, the Board adopted Resolution 2026-04 on May 12, 2026 and set the District's Landowners' Election for Tuesday November 3, 2026 at 6 pm at the New River Amenity Center located at 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545; and

WHEREAS, the Board recently changed management companies, and the new company offers a conference room for the District to hold its meetings at no cost and the Board desires to change the location of the Landowner's Election but keep the same date and time.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. The current term of office for each of the District's supervisors is hereby modified and amended to expire on the following dates:

a. The term for Seat #1 will expire November 2028.
b. The term for Seat #2 will expire November 2028.
c. The term for Seat #3 will expire November 2026.
d. The term for Seat #4 will expire November 2026.
e. The term for Seat #5 will expire November 2026.

Section 2. In accordance with Section 190.006(2)(b), Florida Statutes the landowners' meeting to elect 3 members of the Board, to Board seats **3, 4, and 5**, will be held on Tuesday, November 3, 2026, at 6:00 p.m. at the new location of The Offices of Rizzetta & Company – Wesley Chapel located at 5844 Old Pasco Rd., Ste. 100, Wesley Chapel, FL 33544.

Section 3. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 4. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners' meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**, with the revised location. Copies of such documents can be obtained from the District Manager's office.

Section 5. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on October 13, 2026.

Attest:	**Harvest Ridge Community Development District**
_____	_____
Print Name: _____	Print Name: _____
Secretary/ Assistant Secretary	Chair/ Vice Chair of the Board of Supervisors

Exhibit A

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Harvest Ridge Community Development District

Notice is hereby given to the public and all landowners within the Harvest Ridge Community Development District (the **"District"**), comprised of approximately 68.377 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 3, 2026
Time: 6:00 p.m.
Place: The Offices of Rizzetta & Company – Wesley Chapel
5844 Old Pasco Rd., Ste. 100
Wesley Chapel, Florida 33544

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

John Weaver, District Manager
Run Date(s): October 2, and 9, 2026 (The Business Observer – Pasco County Edition)

SAMPLE

Instructions Relating to Landowners' Meeting of the Harvest Ridge Community Development District for the Election of Members of the Board of Supervisors

Date: **Tuesday, November 3, 2026**
Time: **6:00 p.m.**
Location: **The Offices of Rizzetta & Company – Wesley Chapel**
5844 Old Pasco Rd., Ste. 100
Wesley Chapel, Florida 33544

Pursuant to Chapter 190, Florida Statutes, and after a community development district ("**District**") has been established and the landowners have held their initial election, there shall be subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors of the District ("**Board**") every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners' meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property**.** Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy.

At the landowners' meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, 3 seats on the Board will be up for election by landowners. The 2 candidates receiving the highest number of votes will receive a 4-year term and the 1 candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence on November 17, 2026.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

SAMPLE

Landowner Proxy

Harvest Ridge Community Development District
Landowners' Meeting – Tuesday, November 3, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Harvest Ridge Community Development District to be held at The Offices of Rizzetta & Company – Wesley Chapel located at 5844 Old Pasco Rd., Ste. 100, Wesley Chapel, FL 33544, on November 3, 2026, at 6:00 p.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

_____	_____	_____
Printed Name of Legal Owner	Signature of Legal Owner	Date

Address/Legal/or Parcel ID #	**# of Un-platted Acreage/ or # of Platted Lots**	**Authorized Votes**
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. *Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.*
2. *2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.*
3. *If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).*
4. *Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.*

SAMPLE

Official Ballot for Landowners

Harvest Ridge Community Development District

Landowners' Meeting – Tuesday, November 3, 2026

(Election of 3 Supervisors)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Harvest Ridge Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat ___	_____	_____
Seat ___	_____	_____
Seat ___	_____	_____

Date: _____ Signature: _____

Printed Name: _____

SAMPLE

Official Ballot for Proxy Holders

Harvest Ridge Community Development District

Landowners' Meeting – Tuesday, November 3, 2026

(Election of 3 Supervisors)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Harvest Ridge Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	**Number of Votes**
Seat ___	_____	_____
Seat ___	_____	_____
Seat ___	_____	_____

Date: _____ Signature: _____

Printed Name: _____

SAMPLE

Tab 12

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of Harvest Ridge Community Development District was 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.

Present and constituting a quorum were:

Michael Valle	**Chairman**
Jose Falcon	**Assistant Secretary**
Alondra De Groat	**Assistant Secretary**

Also present were:

John Weaver	**District Manager, Rizzetta & Company. Inc**
Jayna Cooper	**District Manager, Rizzetta & Company. Inc**
Vivek Babbar	**District Counsel, Straley, Robin & Vericker**
Tyson Wagg	**District Engineer, Stantec**
Audience	**Present**

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

Mr. Weaver called the meeting to order and conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS **Audience Comments**

An audience member addressed the Board regarding landscape maintenance around the pool.

An audience member addressed the Board regarding a specific sidewalk located on the original approved site plan.

DRAFT

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel

No report.

i. Cable/TV/Internet Update

Mr. Vivek discussed the lack of response from Frontier and noted that the matter had been escalated to a supervisor. Frontier advised that authorization from the CDD is required. The Board is awaiting further response from Frontier. The Access Agreement provides that permission is required for a Premise Access License.

> On a motion by Mr. Valle, seconded by Ms. De Graot, with all in favor, the Board approved the Premise Access License and appointed Mr. Falcon as the Board's communication liaison with Frontier, for Harvest Ridge Community Development District.

B. District Engineer

No report. The Board discussed the proposals for the Amenity Area & Empty Lot and elected to table the proposals.

C. Aquatics Update

Not present.

D. Landscape Report

Not present. The Board expressed concern that the pond areas have not been addressed. Yellowstone was not present at the meeting, however, the Quality Outdoor was present to hear the Board's concerns and they will commence on October 1, 2026.

E. District Manager

Mr. Weaver stated that the next meeting date is October 13, 2026, at 6:00 p.m.

i. Discussion of Fiscal Year 2026-2027 Insurance Property Schedule

The Board reviewed the 2026–2027 Insurance Property Schedule. The Board also discussed switching the CDD website domain to SchoolNow and will obtain a proposal for consideration at the October meeting.

DRAFT

FOURTH ORDER OF BUSINESS **Discussion of Parking Rules**

The Board made the following amendments to include establishing a no parking period from 12:00 a.m. to 7:00 a.m. daily, prohibiting parking on roadways for 24 hours, and suspending enforcement three days before and three days after federal holidays. The policy will also include a provision for short-term parking permits to be considered on a case-by-case basis.

> On a motion by Mr. Falcon, seconded by Ms. De Groat, with all in favor, the Board amended Parking Policy, as discussed, for Harvest Ridge Community Development District.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-13; Approving Fiscal Year 2026-2027 Meeting Schedule**

The Board discussed moving its meetings to the second Tuesday of each month at 6:00 p.m. at the Rizzetta & Company, Wesley Chapel office.

> On a motion by Mr. Valle, seconded by Ms. De Groat, with all in favor, the Board adopted resolution 2026-13; Approving Fiscal Year 2026-2027 Meeting Schedule, as amended, for Harvest Ridge Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Fiscal Year 2025-2026 Goals & Objectives**

> On a motion by Mr. Valle, seconded by Mr. Falcon, with all in favor, the Board Fiscal Year 2025-2026 Goals & Objectives, for Harvest Ridge Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors Regular Meeting Held on August 12, 2026**

> On a motion by Mr. Falcon, seconded by Mr. Valle, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on August 12, 2026, as presented, for Harvest Ridge Community Development District.

EIGHTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Falcon directed District Manager and District Engineer to explore neighborhood traffic safety.

DRAFT

Ms. De Groat inquired about obtaining flashing speed signs for roadways.

Mr. Valle requested that future agendas include additional audience comments before supervisor requests and requested the HOA send an email blast notifying residents that pool fobs will be deactivated and reset in January.

NINTH ORDER OF BUSINESS **Adjournment**

On a motion by Ms. De Groat, seconded by Mr. Falcon, with all in favor, the Board unanimously approved to adjourn the meeting at 7:22 p.m., for Harvest Ridge Community Development District.

Secretary/Assistant Secretary	Chairman/ Vice Chairman

DRAFT