

**MINUTES OF MEETING  
HARBOR VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Harbor Village Community Development District will hold a Regular Meeting on June 14, 2022 at 12:30 P.M., at the Comfort Inn and Suites, 812 Kings Highway, Port Charlotte, Florida 33980.

**Present at the meeting were:**

Paul Martin	Vice Chair
Jim Manners	Assistant Secretary
Greg Meath	Assistant Secretary
Candice Smith (via telephone)	Assistant Secretary

**Also present were:**

Kristen Suit	District Manager
Jere Earlywine	District Counsel
Matt Morris	District Engineer
Steve Sanford (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 1:13 p.m. Supervisors Martin, Manners and Meath were present, in person. Supervisor Smith was attending via telephone. Mr. Harvey was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Elected Board of Supervisors *(the following will also be provided in a separate package)***

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Manners, Mr. Martin and Mr. Meath. The Oath of Office would be administered to Supervisors Smith and Harvey at a future meeting. The following items were provided:

**A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

- B. Membership, Obligations and Responsibilities
- C. Financial Disclosure Forms
  - I. Form 1: Statement of Financial Interests
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
  - III. Form 1F: Final Statement of Financial Interests
- D. Form 8B: Memorandum of Voting Conflict

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Ms. Suit presented Resolution 2022-01. The results of the Landowners’ Election were as follows:

Seat 1	Jim Harvey	408 Votes	2-year Term
Seat 2	Paul Martin	409 Votes	4-year Term
Seat 3	Jim Manners	409 Votes	4-year Term
Seat 4	Candice Smith	408 Votes	2-year Term
Seat 5	Greg Meath	408 Votes	2-year Term

**On MOTION by Mr. Manners and seconded by Mr. Meath, with all in favor, Resolution 2022-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02, Designating Certain Officers of the District, and Providing for an Effective Date**

Ms. Suit presented Resolution 2022-02. Mr. Martin nominated the following slate of officers:

Paul Martin	Chair
Candice Smith	Vice Chair
Craig Wrathell	Secretary

Jim Harvey	Assistant Secretary
Jim Manners	Assistant Secretary
Greg Meath	Assistant Secretary
Kristen Suit	Assistant Secretary

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

**On MOTION by Mr. Manners and seconded by Mr. Martin, with all in favor, Resolution 2022-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03, Approving the Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Ms. Suit presented Resolution 2022-03.

**On MOTION by Mr. Martin and seconded by Mr. Meath, with all in favor, Resolution 2022-03, Approving the Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 13, 2022 at 12:30 p.m., at the Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04, Approving the Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Ms. Suit presented Resolution 2022-04.

**On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, Resolution 2022-04, Approving the Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 13, 2022 at 12:30 p.m., at the Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Budget Funding Agreement through September 30, 2022**

Ms. Suit presented the Budget Funding Agreement, through September 30, 2022, between the CDD and Maronda Homes, LLC of Florida. Mr. Earlywine asked if there was a specific entity assigned in the Agreement. Mr. Martin noted that all legal documents are currently under Kolter Acquisitions Group LLC. Mr. Earlywine would amend the entity name on the Agreement and suggested approval in substantial form.

**On MOTION by Mr. Martin and seconded by Mr. Meath, with all in favor, the Budget Funding Agreement through September 30, 2022, as amended and in substantial form, was approved.**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-05, Approving the Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Ms. Suit presented Resolution 2022-05.

**On MOTION by Mr. Manners and seconded by Mr. Martin, with all in favor, Resolution 2022-05, Approving the Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 13, 2022 at 12:30 p.m., at the Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date**

Ms. Suit presented Resolution 2022-06. Based on when the CDD was established, it is necessary to extend the terms of the seats to coincide with the General Election cycle, which holds elections in even numbered years. With this shift, Seats 1, 4 and 5, currently held by Supervisors Harvey, Smith and Meath, respectively, will be up for election in November 2024 and Seats 2 and 3, currently held by Supervisors Martin and Manners, respectively, will be up for election in November 2026.

**On MOTION by Mr. Manners and seconded by Mr. Martin, with all in favor, Resolution 2022-06, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Ms. Suit presented Resolution 2022-07 and read the title.

**On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, Resolution 2022-07, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

Consideration of Resolution 2022-08, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2022-08.

**On MOTION by Mr. Martin and seconded by Mr. Meath, with all in favor, Resolution 2022-08, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**THIRTEENTH ORDER OF BUSINESS**

Consideration of Resolution 2022-09, To Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

- A. Rules of Procedure**
- B. Notices**
  - **Notice of Rule Development**
  - **Notice of Rulemaking**

These items were included for informational purposes.

Ms. Suit presented Resolution 2022-09.

**On MOTION by Mr. Manners and seconded by Mr. Meath, with all in favor, Resolution 2022-09, To Designate Date, Time and Place of September 13, 2022 at 12:30 p.m., at the Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953 for a Public Hearing, and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

Mr. Morris stated he did not have anything to report regarding the Stormwater Needs Analysis as there are currently no stormwater improvements constructed. He will send a letter explaining that the CDD's stormwater system has not been constructed yet.

Authorization to Publish Request for  
Qualifications for Engineering Services

Ms. Suit presented the Request for Qualifications (RFQ) for Engineering Services.

**On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, the Request for Qualifications for Engineering Services, was approved.**

FIFTEENTH ORDER OF BUSINESS

Authorization to Publish Request for  
Proposals for Annual Audit Services

Ms. Suit presented the Request for Proposals (RFP) for Annual Audit Services.

**On MOTION by Mr. Martin and seconded by Mr. Meath, with all in favor, the Request for Proposals for Annual Audit Services, was approved.**

SIXTEENTH ORDER OF BUSINESS

Consideration of Financing Related  
Matters

- A. Consideration of Resolution 2022-10, Designating a Date, Time and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Ms. Suit presented Resolution 2022-10.

**On MOTION by Mr. Manners and seconded by Mr. Meath, with all in favor, Resolution 2022-10, Designating a Date, Time and Location of for September 13, 2022 at 12:30 p.m. at the Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953 for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

- B. Presentation of Engineer's Report  
C. Presentation of Master Special Assessment Methodology Report

- D. Resolution 2022-11, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

Items 16B, 16C and 16D were deferred to the July meeting.

- E. Resolution 2022-12, Authorizing the Issuance of Not to Exceed \$26,000,000 Aggregate Principal Amount of Harbor Village Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition and Construction Costs of Certain Public Infrastructure Improvements, Including, but Not Limited to, Stormwater Management and Control Facilities, Including, but Not Limited to, Related Earthwork and Acquisition of Interests in Real Property Relating Thereto; Water and Wastewater Systems Including Connection Fees, If Applicable; Roadway Improvement Including Impact Fees, If Applicable; Recreational Amenities and Related Incidental Costs; Reclaimed Water Facilities; the Differential Cost of Undergrounding Electric Utilities Including Professional Fees (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Providing for the Appointment of a Trustee; Approving the Form and Authorizing the Execution and Delivery of a Master Trust Indenture and Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of the Harbor Village Community Development District (Except as Otherwise Provided Herein), Charlotte County, Florida, the State of Florida or of Any Other Political Subdivision Thereof, but Shall Be Payable Solely from Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters**

In response to Mr. Sanford's question regarding the Engineer's Report and the Methodology, Mr. Earlywine stated a shell report was drafted and is in the finalization stage; the Reports will be completed within the next two weeks, in time to commence the assessment process in July.



Discussion ensued regarding increasing the bond issuance amount, the construction estimate and the validation filing. The following change was made to Resolution 2022-12 and other documents, if necessary:

Title and elsewhere, as necessary: Change “26,000,000” to “45,600,000”

Mr. Sanford presented Resolution 2022-12.

The Resolution accomplishes the following:

- Authorizes the principal amount of bonds of \$45,600,000 to be issued in one or more series to finance the infrastructure.
- Approves the forms and authorizes execution and delivery of the Master Trust Indenture and Supplemental Trust Indenture.
- Authorizes validation of the bonds.

**On MOTION by Mr. Martin and seconded by Mr. Meath, with all in favor, Resolution 2022-12, as amended, Authorizing the Issuance of Not to Exceed \$45,600,000 Aggregate Principal Amount of Harbor Village Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition and Construction Costs of Certain Public Infrastructure Improvements, Including, but Not Limited to, Stormwater Management and Control Facilities, Including, but Not Limited to, Related Earthwork and Acquisition of Interests in Real Property Relating Thereto; Water and Wastewater Systems Including Connection Fees, If Applicable; Roadway Improvement Including Impact Fees, If Applicable; Recreational Amenities and Related Incidental Costs; Reclaimed Water Facilities; the Differential Cost of Undergrounding Electric Utilities Including Professional Fees (Collectively, the “Project”), Pursuant to Chapter 190, Florida Statutes, as Amended; Providing for the Appointment of a Trustee; Approving the Form and Authorizing the Execution and Delivery of a Master Trust Indenture and Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of the Harbor Village Community Development District (Except as Otherwise Provided Herein), Charlotte County, Florida, the State of Florida or of Any Other Political Subdivision Thereof, but Shall Be Payable Solely from Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.**

Ms. Suit presented the proposal for preparation of a Stormwater Management Needs Analysis Report, in the amount of \$4,500.

**On MOTION by Mr. Manners and seconded by Mr. Martin, with all in favor, the proposal for preparation of a Stormwater Management Needs Analysis Report, in the amount of \$4,500, was ratified.**

**EIGHTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2022**

Ms. Suit presented the Unaudited Financial Statements as of April 30, 2022.

**On MOTION by Mr. Martin and seconded by Mr. Meath, with all in favor, the Unaudited Financial Statements as of April 30, 2022, was accepted.**

**NINETEENTH ORDER OF BUSINESS**

**Approval of Minutes**

Ms. Suit presented the following:

- A. August 10, 2021 Organizational Meeting**
- B. September 14, 2021 Landowners' Meeting**

**On MOTION by Mr. Martin and seconded by Mr. Meath, with all in favor, the August 10, 2021 Organizational Meeting and September 14, 2021 Landowners' Meeting Minutes, as presented, were approved.**

- **Consideration of Resolution 2022-13, Adopting the Annual Meeting Schedule for Fiscal Year 2022/2023 and Providing for an Effective Date**

**This item was an addition to the agenda.**

Ms. Suit presented Resolution 2022-13.

**On MOTION by Mr. Martin and seconded by Mr. Meath, with all in favor, Resolution 2022-13, Adopting the Annual Meeting Schedule for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.**

**TWENTIETH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *KE Law Group, PLLC***

There was nothing additional to report.

**B. District Engineer (Interim): *Morris Engineering***

There was no report.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

**I. 0 Registered Voters in District as of April 15, 2022**

**II. NEXT MEETING DATE: July 12, 2022 at 12:30 P.M. at the *Comfort Inn and Suites, 812 Kings Highway, Port Charlotte, Florida 33980***

The next meeting will be held on July 12, 2022.

**TWENTY-FIRST ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWENTY-SECOND ORDER OF BUSINESS**

**Public Comments**


There were no public comments.

**TWENTY-THIRD ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, the meeting adjourned at 1:38 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair