

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

The Board of Supervisors of the Harbor Village Community Development District held a Public Hearing and Regular Meeting on August 8, 2023 at 12:30 p.m., at the Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953.

**Present at the meeting were:**

Paul Martin	Chair
Candice Smith	Vice Chair
Jim Manners	Assistant Secretary

**Also present were:**

Kristen Suit	District Manager
Joe Brown (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 2:19 p.m.

Supervisors Martin, Manners and Smith were present, in person. Supervisors Meath and Harvey were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Supervisor  
James Harvey [Seat 1]**

Ms. Suit presented Mr. James Harvey's resignation.

**On MOTION by Mr. Manners and seconded by Ms. Smith, with all in favor, the resignation of Mr. James Harvey from Seat 1, dated July 19, 2023, was accepted.**

- **Consider Appointment to Fill Unexpired Term of Seat 1; Term Expires November 2024**  
Ms. Smith nominated Mr. Marty Moore to fill Seat 1.

**On MOTION by Ms. Smith and seconded by Mr. Manners, with all in favor, the appointment of Mr. Marty Moore to fill Seat 1, was approved.**

- A. **Administration of Oath of Office to Appointed Supervisor (the following will be provided in a separate package)**
  - I. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
  - II. **Membership, Obligations and Responsibilities**
  - III. **Financial Disclosure Forms**
    - a. **Form 1: Statement of Financial Interests**
    - b. **Form 1X: Amendment to Form 1, Statement of Financial Interests**
    - c. **Form 1F: Final Statement of Financial Interests**
  - IV. **Form 8B: Memorandum of Voting Conflict**

This item was deferred.

**FOURTH ORDER OF BUSINESS**

**Acceptance of Resignation of Supervisor  
Jim Manners [Seat 3]**

This item was deferred to the next meeting.

- **Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2026**
  - A. **Administration of Oath of Office to Appointed Supervisor**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03,  
Designating Certain Officers of the District,  
and Providing for an Effective Date**

This item was deferred.

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2023/2024 Budget**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2023-04, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

**On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, the Public Hearing was opened.**

Ms. Suit reviewed the Fiscal Year 2024 budget and stated the Management fees were reduced from \$48,000 to \$500 per month while the CDD is in abeyance. The fees will increase once CDD activities are back in action.

No members of the public spoke.

**On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, the Public Hearing was closed.**

Ms. Suit presented Resolution 2023-04 and read the title.

**On MOTION by Mr. Manners and seconded by Mr. Martin, with all in favor, Resolution 2023-04, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Fiscal 2023/2024 Budget Funding Agreement**

Ms. Suit presented the Fiscal 2023/2024 Budget Funding Agreement and stated Miranda Homes is the intended entity to provide funding.

Mr. Brown recommended approval, with the recognition that Miranda Homes intends to be the party that provides funding.

Discussion ensued regarding identifying Miranda Homes as the Developer, an unexecuted assigned copy of the Fiscal Year 2022/2023 funding agreement with Kolter and signing authority for Kolter.

**On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, the Fiscal 2023/2024 Budget Funding Agreement, in substantial form and recognizing that Miranda Homes intends to be the party providing funding, was approved**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

Ms. Suit presented Resolution 2023-05.

**On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, Resolution 2023-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2023**

**On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, the Unaudited Financial Statements as of June 30, 2023, were accepted.**

**TENTH ORDER OF BUSINESS**

**Approval of May 9, 2023 Regular Meeting Minutes**

**On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, the May 9, 2023 Regular Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer (Interim): Morris Engineering**  
There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC**
  - **NEXT MEETING DATE: September 12, 2023 at 12:30 PM**  
The September 12, 2023 meeting was cancelled.

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

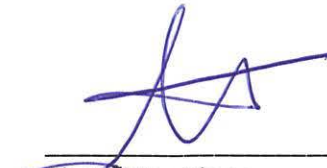
**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Manners and seconded by Mr. Martin, with all in favor, the meeting adjourned at 2:28 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair