

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

The Board of Supervisors of the Harbor Village Community Development District held a Regular Meeting on July 8, 2025 at 1:00 p.m., at the Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954.

**Present:**

Marty Moore  
Hermelindo Cardenas

Chair  
Vice Chair

**Also present:**

Kristen Suit  
Jordan Lansford  
Jere Earlywine (via telephone)  
Dakota Dubois  
Rhett Prince

District Manager  
Wrathell, Hunt and Associates, LLC  
District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 1:00 p.m. Supervisor Cardenas and holdover Supervisor Moore were present.

Ms. Suit stated the Landowners' Election did not occur as no Landowners, Landowner Representatives, or Proxy Holders attended to cast votes. Once the results of the Landowners' Election are certified, the seats will be declared vacant and appointments will begin.

Mr. Earlywine stated that the Florida Statutes provide for the Election processes. In the event that Supervisors are missing and a quorum is not met, the appointment of replacements is permitted by the remaining Board Supervisor(s). Ms. Suit will follow that process.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing an Effective Date**

Ms. Suit presented Resolution 2025-01. The Landowners' Election did not occur as no Landowners, Landowner Representatives, or Proxy Holders attended to cast votes.

**On MOTION by Mr. Cardenas and seconded by Mr. Moore, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02, Declaring a Vacancy in Seat 1, Seat 4 and Seat 5 of the Board of Supervisors; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-02.

**On MOTION by Mr. Moore and seconded by Mr. Cardenas, with all in favor, Resolution 2025-02, Declaring a Vacancy in Seat 1, Seat 4 and Seat 5 of the Board of Supervisors; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Appointment to Fill Unexpired Term of Seat 1; Term Expires November 2028**

Mr. Cardenas nominated Marty Moore to fill Seat 1. No other nominations were made.

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

- **Administration of Oath of Office to Appointed Supervisor (the following will be provided under separate cover)**

The Oath of Office was administered during the Sixth Order of Business.

**A. Required Ethics Training and Disclosure Filing**

- **Sample Form 1 2023/Instructions**

**B. Membership, Obligations and Responsibilities**

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

**D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

**SIXTH ORDER OF BUSINESS**

**Consideration of Appointment to Fill  
Unexpired Term of Seat 4; Term Expires  
November 2028**

Mr. Moore nominated Rhett Prince to fill Seat 4. No other nominations were made.

<p><b>On MOTION by Mr. Moore and seconded by Mr. Cardenas, with all in favor, the appointment of Rhett Prince to fill Seat 4, was approved.</b></p>
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- **Administration of Oath of Office**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Rhett Prince and Marty Moore.

Ms. Suit and Mr. Earlywine discussed the items included in the Fifth Order of Business. Each Board Member will complete Form 8B to disclose their affiliation with the Landowner, which will be attached to meeting minutes, when necessary, should there be a conflict of interest. District Counsel or District Management should be contacted with any questions.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Appointment to Fill  
Unexpired Term of Seat 5; Term Expires  
November 2028**

This item was deferred.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Resignation of Pam Price  
[Seat 3]**

**On MOTION by Mr. Cardenas and seconded by Mr. Moore, with all in favor, the resignation of Pam Price from Seat 3, was accepted.**

#### **NINTH ORDER OF BUSINESS**

#### **Consideration of Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2026**

Mr. Cardenas nominated Dakota Dubois to fill Seat 3. No other nominations were made.

**On MOTION by Mr. Cardenas and seconded by Mr. Prince, with all in favor, the appointment of Dakota Dubois to fill Seat 3, was approved.**

- **Administration of Oath of Office**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Dakota Dubois.

#### **TENTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-03, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-03. Mr. Moore nominated the following slate:

Marty Moore	Chair
Hermelindo Cardenas	Vice Chair
Rhett Prince	Assistant Secretary
Dakota Dubois	Assistant Secretary
Jordan Lansford	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Caleb Stephens	Assistant Secretary
Pam Price	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Treasurer

**On MOTION by Mr. Moore and seconded by Mr. Cardenas, with all in favor, Resolution 2025-03, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-04. She reviewed the proposed Fiscal Year 2026 budget, which is a Landowner-funded budget, with expenses funded as they are incurred. It is unchanged from Fiscal Year 2025.

**On MOTION by Mr. Moore and seconded by Mr. Cardenas, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 9, 2025 at 1:00 p.m., at the Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**TWELFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2025/2026 Budget Funding Agreement**

**On MOTION by Mr. Moore and seconded by Mr. Cardenas, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, was approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year**

**2025/2026 and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-05.

The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Delete November meeting

**On MOTION by Mr. Moore and seconded by Mr. Cardenas, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.**

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-06. This Agreement was previously approved and is being presented due to some updates to the Agreement.

**On MOTION by Mr. Moore and seconded by Mr. Cardenas, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**FIFTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of May 31, 2025**

**On MOTION by Mr. Moore and seconded by Mr. Cardenas, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.**

**SIXTEENTH ORDER OF BUSINESS**

**Approval of Minutes**

- A. August 13, 2024 Public Hearing and Regular Meeting**
- B. November 5, 2024 Landowners' Meeting**

**On MOTION by Mr. Moore and seconded by Mr. Cardenas, with all in favor, the August 13, 2024 Public Hearing and Regular Meeting Minutes and the**

**November 5, 2024 Landowners' Meeting Minutes, both as presented, were approved.**

**SEVENTEENTH ORDER OF BUSINESS****Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer (Interim): Morris Engineering**
- C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no Staff reports.

Mr. Moore stated project approvals are ongoing. It was noted that bond validation was completed and the bonds could be issued within 60 to 90 days.

- **0 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: August 12, 2025 at 1:00 PM**
  - **QUORUM CHECK**

The August 12, 2025 meeting will be cancelled. The next meeting will be held on September 9, 2025.

Discussion ensued regarding the CDD's establishment in 2021, construction timeline, filing fees should reestablishment be necessary, bond issuance, etc.

**EIGHTEENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

There were no Board Members' comments or requests.

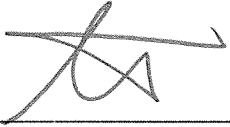
**NINETEENTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**TWENTIETH ORDER OF BUSINESS****Adjournment**

**On MOTION by Mr. Moore and seconded by Mr. Cardenas, with all in favor, the meeting adjourned at 1:26 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair