

# **HARBOR VILLAGE**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**October 30, 2025**

**BOARD OF SUPERVISORS**

**PUBLIC HEARING AND**

**REGULAR MEETING**

**AGENDA**

**HARBOR VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Harbor Village Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**  
<https://harborvillagecdd.net/>

October 23, 2025

Board of Supervisors  
Harbor Village Community Development District

Dear Board Members:

The Board of Supervisors of the Harbor Village Community Development District will hold a Public Hearing and Regular Meeting on October 30, 2025 at 1:00 p.m., at the Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2026-01, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearings on the Proposed Budget for Fiscal Year 2026; Amending Resolution 2025-04 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date
4. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2026-02, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Resolution 2026-03, Adopting a Plan of Dissolution; Requesting That the Board of County Commissioners of Charlotte County, Florida, Adopt a Non-Emergency Ordinance to Provide for the Dissolution of the District; Directing District Staff to Take Appropriate Action to Dissolve the District in Accordance With the Non-Emergency Ordinance Adopted By the Board of County Commissioners of Charlotte County, Florida, and the Plan of Dissolution; Providing for Severability; and Providing an Effective Date
  - A. Consideration of Dissolution Funding Agreement

**ATTENDEES:**

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

6. Acceptance of Unaudited Financial Statements as of September 30, 2025

7. Approval of July 8, 2025 Regular Meeting Minutes

8. Staff Reports

A. District Counsel: *Kutak Rock LLP*

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

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

- FY2026 Insurance Property Schedule
- NEXT MEETING DATE: December 9, 2025 at 1:00 PM

○ QUORUM CHECK

SEAT 1	MARTY MOORE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	HERMELINDO CARDENAS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	DAKOTA DUBOIS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	RHETT PRINCE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5		<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802 or Jordan Lansford at (813) 728-6062.

Sincerely,



Kristen Suit  
District Manager

**FOR BOARD AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 943 865 3730**

# **HARBOR VILLAGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**3**

## **RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOR VILLAGE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RE-SETTING THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2026; AMENDING RESOLUTION 2025-04 TO SET THE PUBLIC HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Harbor Village Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

**WHEREAS**, the Harbor Village Community Development District (“**District**”) was recently established by the Board of County Commissioners of Charlotte County, Florida, effective June 24, 2021; and

**WHEREAS**, on July 8, 2025, at a duly noticed public meeting, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2025-04, approving the proposed budget for Fiscal Year 2025/2026 and setting a public hearing on the proposed budgets for September 9, 2025 at 1:00 p.m., at the Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954; and

**WHEREAS**, the District Manager reset the date of the public hearing to the 30th day of October, 2025 at 1:00 p.m., at the Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954, and the District Manager will cause the notice of the public hearing to be published in a newspaper of general circulation in Charlotte County, Florida, consistent with the requirements of Chapters 190 and 197, *Florida Statutes*; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARBOR VILLAGE COMMUNITY DEVELOPMENT DISTRICT:**

**1. RATIFICATION OF PUBLIC HEARING RESET.** The actions of the District Manager in resetting the date of the public hearing and in publishing the notice of public hearing are hereby ratified. Resolution 2025-04 is hereby amended to reflect that the public hearing is re-set on October 30, 2025 at 1:00 p.m., at the Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954.

**2. RESOLUTION 2025-04 OTHERWISE REMAINS IN FULL FORCE AND EFFECT.** Except as otherwise provided herein, all of the provisions of Resolution 2025-04 continue in full force and effect.

**3. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 30th day of October, 2025.

ATTEST:

**HARBOR VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

# **HARBOR VILLAGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**4**



# **HARBOR VILLAGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **4A**

Serial Number  
25-01065T

# Business Observer

Published Weekly  
Port Charlotte, Charlotte County, Florida

COUNTY OF CHARLOTTE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Port Charlotte, Charlotte County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Meeting on October 30, 2025 at 1:00pm

in the Court, was published in said newspaper by print in the

issues of 10/10/2025, 10/17/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

17th day of October, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida  
(SEAL)



Andrew Pagnotta  
Comm.: HH 627562  
Expires: Jan. 12, 2029  
Notary Public - State of Florida

## HARBOR VILLAGE COMMUNITY DEVELOPMENT DISTRICT

### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Harbor Village Community Development District ("District") will hold a public hearing on **October 30, 2025, at 1:00 p.m.** at the **Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o **Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010** ("**District Manager's Office**"), during normal business hours or by visiting the District's website, <https://harborvillagecdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager  
October 10, 17, 2025

25-01065T

# **HARBOR VILLAGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **4B**

## RESOLUTION 2026-02

**THE ANNUAL APPROPRIATION RESOLUTION OF THE HARBOR VILLAGE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has submitted to the Board of Supervisors (“**Board**”) of the Harbor Village Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARBOR VILLAGE COMMUNITY DEVELOPMENT DISTRICT:**

### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Harbor Village Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 30TH DAY OF OCTOBER, 2025.**

**ATTEST:**

**HARBOR VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2025/2026 Budget(s)

**Exhibit A:** Fiscal Year 2025/2026 Budget(s)

**HARBOR VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**



**HARBOR VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
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**HARBOR VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
<b>REVENUES</b>					
Landowner contribution	\$ 99,490	\$ 10,451	\$ 88,675	\$ 99,126	\$ 99,490
Total revenues	99,490	10,451	88,675	99,126	99,490
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	3,000	45,000	48,000	48,000
Legal	25,000	62	24,938	25,000	25,000
Engineering	3,500	-	3,500	3,500	3,500
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent**	1,000	-	1,000	1,000	1,000
Trustee***	6,000	-	6,000	6,000	6,000
Telephone	200	100	100	200	200
Postage	500	9	491	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	442	1,058	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,200	5,814	-	5,814	6,200
Contingencies/bank charges	500	522	-	522	500
Website			-		
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total expenditures	99,490	11,079	88,047	99,126	99,490
Net increase/(decrease) of fund balance	-	(628)	628	-	-
Fund balance - beginning (unaudited)	-	-	(628)	-	-
Fund balance - ending (projected)	\$ -	\$ (628)	\$ -	\$ -	\$ -

\*This expense will be realized the year after the issuance of bonds.

\*\*This expense will be realized when bonds are issued

\*\*\*This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

**HARBOR VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	3,500
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Trustee	6,000
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	6,200
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
<p>Hosting &amp; maintenance</p>	
	705
<p>ADA compliance</p>	
	210
Total expenditures	<u><u>\$ 99,490</u></u>

# **HARBOR VILLAGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**5**

## RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOR VILLAGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PLAN OF DISSOLUTION; REQUESTING THAT THE BOARD OF COUNTY COMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, ADOPT A NON-EMERGENCY ORDINANCE TO PROVIDE FOR THE DISSOLUTION OF THE DISTRICT; DIRECTING DISTRICT STAFF TO TAKE APPROPRIATE ACTION TO DISSOLVE THE DISTRICT IN ACCORDANCE WITH THE NON-EMERGENCY ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AND THE PLAN OF DISSOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

### RECITALS

**WHEREAS**, the Harbor Village Community Development District ("**District**") was established by Ordinance No. 2021-023 of the Board of County Commissioners of Charlotte County, Florida, pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is located wholly within the boundaries of Charlotte County, Florida (the "**County**"); and

**WHEREAS**, Maronda Homes, LLC of Florida ("**Developer**"), are the primary developers and landowners of the lands within the District; and

**WHEREAS**, the District has received a letter from the Developer requesting the dissolution of the District; and

**WHEREAS**, the District has received written consent to the dissolution of the District from 100% of the landowners within the District; and

**WHEREAS**, as an organizational matter, the District does not anticipate providing any future planned community development district services or improvements, or providing any financing for the same; and

**WHEREAS**, the District's Board of Supervisors ("**Board**") determined, based upon information provided to it by Developer, changes in and projections for market conditions, and the current economic conditions, that the planned community development services to be provided to the lands and landowners (current and future) within the boundaries of the District may be provided by and through Developer, a community association, a subsequently established community development district, or other means in a manner as efficiently as the District and at a level of quality equal to the level of quality to be delivered to the users of those services by the District; and

**WHEREAS**, the Board finds that it is in the best interest of the District and the current and future landowners within the District that the District be dissolved and that the planned community development services be provided by the Developer, its successors or assigns or by other means; and

**WHEREAS**, the District does not presently own any real, personal, tangible or intangible property or infrastructure improvements; and

**WHEREAS**, the dissolution of the District will not harm or otherwise injure any interests of the landowners of the District, nor harm nor otherwise injure any interests of any other party within or without the District; and

**WHEREAS**, the District desires to authorize and direct the District's Chairperson and District Staff to proceed with such actions and steps as are necessary to effect such transfers; and

**WHEREAS**, the District has prepared a Plan of Dissolution that provides for the orderly dissolution of the District and for the final dispensation of all records, financial accounts, and contracts, if any; and

**WHEREAS**, in anticipation of the dissolution, the District desires to enter into that certain "Dissolution Funding Agreement" dated October 13, 2025, and attached hereto as **Exhibit B** whereby the Developer has agreed, among other things, to directly fund any costs associated with the dissolution; and

**WHEREAS**, the Board desires that the County adopt a non-emergency ordinance to provide for the dissolution of the District in accord with Section 190.046(10), *Florida Statutes*.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
THE HARBOR VILLAGE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. INCORPORATION OF RECITALS.** All of the above representations, findings, and determinations contained within the recitals of this Resolution are recognized as true and accurate and are expressly incorporated into this Resolution.

**SECTION 2. APPROVAL OF PLAN OF DISSOLUTION.** The District hereby approves the Plan of Dissolution substantially in the form attached to this Resolution as **Exhibit A**, subject to such reasonable changes as may be necessary and decided upon by the District Manager and District Counsel, after consultation with the District Chairperson, to affect the intent of this Resolution, which approval shall be conclusively evidenced by the District's filing of the petition for dissolution with the County.

**SECTION 3. APPROVAL OF DISSOLUTION FUNDING AGREEMENT.** The District hereby authorizes and approves the Dissolution Funding Agreement substantially in the form attached to this Resolution as **Exhibit B**, subject to such reasonable changes as may be necessary and decided upon by the District Manager and District Counsel, after consultation with the District Chairperson, to affect the intent of this Resolution, which approval shall be conclusively evidenced by the execution thereof. The Chairperson or Vice Chairperson is hereby authorized to execute and the Secretary or any Assistant Secretary is authorized to attest such Dissolution Funding Agreement.

**SECTION 4. REQUEST FOR ACTION.** The District hereby requests that the County adopt a non-emergency ordinance to provide for the dissolution of the District in accord with Section 190.046(10), *Florida Statutes*.

**SECTION 5. GENERAL AUTHORIZATION.** The District Manager and District Counsel are hereby directed, upon the final payment of all of the District's outstanding financial obligations in a manner consistent with the Plan of Dissolution, to take the appropriate actions to transmit this Resolution to the County. Upon the adoption of a non-emergency ordinance by the County, the District Manager, and District Counsel are further directed to proceed with the necessary steps as outlined in the Plan of Dissolution to effectuate an orderly dissolution of the District. The District's Chairperson, District Manager, District Counsel, District Engineer, Secretary, and Assistant Secretaries are hereby further directed and authorized, upon the adoption of this Resolution, to do all acts and things required of them to carry out the Plan of Dissolution to effectuate an orderly dissolution of the District, and all acts and things that may be desirable or consistent with the requirements or intent hereof. The Chairperson and Secretary are hereby further authorized to execute any and all documents necessary to effectuate an orderly dissolution of the District. The Vice Chairperson, in the absence or unavailability of the Chairperson, shall be authorized to undertake any action herein authorized to be taken by the Chairperson and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED** on this 30th day of October, 2025.

ATTEST:

**HARBOR VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**EXHIBIT A:** Plan of Dissolution  
**EXHIBIT B:** Dissolution Funding Agreement

## Exhibit A

### PLAN OF DISSOLUTION FOR THE HARBOR VILLAGE COMMUNITY DEVELOPMENT DISTRICT

1. **PURPOSE.** The purpose of this Plan of Dissolution is to provide a plan for the orderly dissolution of the Harbor Village Community Development District (the “**District**”).

2. **CONSTRUCTION.** This Plan of Dissolution shall be construed liberally to accomplish the smooth and orderly dissolution of the District.

3. **AUTHORITY.** Section 190.046(10), *Florida Statutes*, provides that if a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon petition of the district, the district may be dissolved by a non-emergency ordinance of the general-purpose local governmental entity that established the district.

4. **FUNDS.** Prior to submitting the petition requesting dissolution to Charlotte County, Florida (“**County**”), the District will pay, or cause to be paid, all currently outstanding accounts of the District as reflected in **Attachment 1**. In conjunction with the payment of any currently outstanding accounts, the District shall enter into a Dissolution Funding Agreement with Maronda Homes, LLC of Florida (together, “**Developer**”) whereby the Developer agrees to pay such monies as are necessary to enable the District to proceed with the dissolution of the District and to pay such monies as are necessary to enable District Staff, including legal, engineering and managerial staff, to assist in the dissolution process and proceedings.

5. **SERVICES.** The District is currently managed by a contract administrator and has no employees. Counsel has been retained by the District to provide legal services to the District. The District Manager and District Counsel are responsible for filing any final reports or other documents on behalf of the District that are required by law, and for performing any and all other actions on behalf of the District within thirty (30) days after the effective dissolution of the District. Prior to submitting the resolution requesting dissolution to the County, the Developer shall pay all outstanding District expenses, including among other invoices from the District Manager and District Counsel, and including invoices sufficient to cover the expenses associated with the dissolution process.

6. **ASSETS AND LIABILITIES.** The District has no real property, infrastructure, or other assets and has no debt or maintenance responsibilities.

7. **CONTRACTUAL OBLIGATIONS OF THE DISTRICT.** All contractual obligations shall be addressed as follows:

- A. The District’s agreement with the firm of Kutak Rock LLP to serve as District Counsel shall terminate upon the effective dissolution of the District. The District Manager will obtain an appropriate release from Kutak Rock LLP.
- B. The District’s agreement with the firm of Wrathell, Hunt & Associates, LLC, to serve as District Manager shall terminate upon the effective dissolution of the District. The District Manager will obtain an appropriate release from Wrathell, Hunt & Associates, LLC.



- C. Prior to submitting the resolution requesting dissolution to the County, the District Manager on behalf of the District shall terminate any other pending District agreements, including those District's agreement identified in **Attachment 1** hereto by sending notice of termination to each of these contractors and/or consultants.

**8. NOTICE OF DISSOLUTION.** District Counsel shall file a Notice of Dissolution of the Harbor Village Community Development District in the public records of Charlotte County. A copy of the Ordinance passed by the County dissolving the District shall be transmitted to the Florida Department of Economic Opportunity pursuant to Section 189.016, *Florida Statutes*.

**9. MODIFICATION OF THE PLAN OF DISSOLUTION.** Prior to the effective date of any ordinance of the County dissolving the District, the District Manager or District Counsel may make reasonable modifications to this Plan of Dissolution, as may be necessary, in consultation with the Chairperson, to affect the intent of Resolution 2026-\_\_.

**10. OFFICIAL DISTRICT RECORDS.** All official records of the District shall be transferred to the Florida Secretary of State's Division of Library and Information Services ("**DOL**") by the District Manager; provided however, if the DOL refuses to accept the District's official records, the District Manager shall transfer such records to the County Clerk. However, such a transfer of official District records shall not occur as long as the District has an obligation, under any law, to keep and maintain any such official District record. If any official record of the District cannot be transferred prior to the dissolution of the District, then the failure by the District Manager to transfer such a record shall not cause this Plan of Dissolution to not be completed within the time permitted. Any such record shall be transferred by the District Manager to the DOL, or as otherwise provided herein, as soon as is practicable after the dissolution of the District, in accordance with this Plan of Dissolution.

**11. OPERATION OF THIS PLAN OF DISSOLUTION.** This Plan of Dissolution shall become effective upon adoption of a Resolution by the District's Board of Supervisors approving this Plan of Dissolution. After complying with the terms of this Plan of Dissolution, the District will be dissolved without any further action.

## **Attachment 1**

1. District Management
2. District Counsel

# **HARBOR VILLAGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **5A**

## DISSOLUTION FUNDING AGREEMENT

This **DISSOLUTION FUNDING AGREEMENT** ("**Agreement**") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between:

**Harbor Village Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

\_\_\_\_\_, a \_\_\_\_\_, and with an address of \_\_\_\_\_, and the developer of lands within the boundary of the District ("**Developer**").

### RECITALS

**WHEREAS**, the District is a local unit of special-purpose government established, pursuant to the Uniform Community Development Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance of the Board of County Commissioners of Charlotte; and

**WHEREAS**, the District is currently not providing any infrastructure systems, facilities, and services to the lands within the District; and

**WHEREAS**, based on representations from and request of Developer, the District's Board of Supervisors ("**Board**") has determined that it is in the best interests of the District that the District be dissolved; and

**WHEREAS**, subject to the final payment of all outstanding financial obligations of the District, the proposed dissolution is authorized by Section 190.046(10), *Florida Statutes*; and

**WHEREAS**, the District's Board has directed the District Manager and District Counsel, upon final payment of all outstanding financial obligations of the District, to petition the County to dissolve the District in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the County, in accordance with Section 190.046(10), *Florida Statutes*, and such other actions as are necessary in furtherance of the dissolution process; and

**WHEREAS**, in order to seek a dissolution pursuant to Chapter 190, *Florida Statutes*, District Staff, including but not limited to legal and managerial staff, must provide certain services necessary to the dissolution process; and

**WHEREAS**, any such work shall only be performed as necessary to seek the dissolution of the District and in accordance with the delegated authority of pursuant to Resolution 2026-\_\_\_\_; and

**WHEREAS**, Developer desires to pay for any such expenditures including, but not limited to, legal and other consultant fees, filing fees, administrative, and other expenses, if any, incurred to date by the District as well as through completion of the dissolution process.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**1. RECITALS.** Above recitals so stated are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

**2. PROVISION OF FUNDS.** Developer agrees to pay such monies as are necessary to enable the District to proceed with the dissolution of the District and to pay such monies as are necessary to enable District Staff, including legal and managerial staff, to assist in the operation and dissolution process and proceedings. Developer will pay such funds within fifteen (15) days of a written request by the respective District Staff directly to the requesting party. Developer may be required to prepay certain fees and expenses, if the District is required to do so under any of the District's agreements with District Staff.

**3. DISTRICT USE OF FUNDS.** Any funds provided under this Agreement shall be used solely for the fees, costs, and other expenditures accruing or accrued by the District with respect to its ongoing operations and the actions necessary for the orderly dissolution of the District in accord with Chapter 190, *Florida Statutes*. Upon final payment of all presently outstanding financial obligations of the District, the District agrees to use good faith and best efforts to proceed in an expeditious manner with the preparation and filing of the petition and related materials to seek the dissolution of the District pursuant to Chapter 190, *Florida Statutes*, and with the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the dissolution of the District.

**4. DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

**5. ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and paralegal fees, costs for trial, alternative dispute resolution, or appellate proceedings, all as may be incurred in court, out of court, or otherwise.

**6. AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**7. AMENDMENTS; ASSIGNMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party. Any purported assignment without such written approval shall be void.

**8. NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**If to Developer:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attn: \_\_\_\_\_

**If to District:**

Harbor Village Community Development District  
c/o Wrathell Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431  
Attn: \_\_\_\_\_

**With a copy to:**

Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: Jere L. Earlywine

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

**9. THIRD PARTY BENEFICIARIES.** The purpose of this Agreement is to provide the necessary funding for the District, and for those third parties acting on behalf of the District, with respect to its ongoing operations and the actions necessary for the orderly dissolution of the District. It is intended that this Agreement shall inure to the benefit of those parties listed in the

Plan of Dissolution, attached hereto as **Exhibit 1**, including but not limited to the District Staff. ("**Third Parties**"), which Plan of Dissolution is attached hereto and incorporated herein by reference. Further, Developer recognizes that the Third Parties may maintain a right or cause of action by reason hereof. All of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns. Nothing herein shall be construed to require the District to commence any cause of action on behalf of any Third Party.

**10. CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the exclusive venue for any dispute arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Charlotte County, Florida.

**11. EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated in writing by both parties or until the effective dissolution of the District in accordance with the Plan of Dissolution.

**12. PUBLIC RECORDS.** Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accordance with Florida law.

**13. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

*[Signatures on next page]*

IN WITNESS WHEREOF, the parties execute this Agreement on the day and year first written above.

**HARBOR VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

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Chairperson, Board of Supervisors

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By: \_\_\_\_\_  
Its: \_\_\_\_\_

**EXHIBIT A:** Plan of Dissolution



**HARBOR VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**HARBOR VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
SEPTEMBER 30, 2025**

**HARBOR VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	General Fund	Debt Service Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 5,839	\$ -	\$ 5,839
Due from Landowner	1,105	-	1,105
Total assets	<u>\$ 6,944</u>	<u>\$ -</u>	<u>\$ 6,944</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 847	\$ -	\$ 847
Due to Landowner	-	6,025	6,025
Due to other	89	-	89
Landowner advance	6,000	-	6,000
Total liabilities	<u>6,936</u>	<u>6,025</u>	<u>12,961</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	1,105	-	1,105
Total deferred inflows of resources	<u>1,105</u>	<u>-</u>	<u>1,105</u>
Fund balances:			
Restricted for:			
Debt service	-	(6,025)	(6,025)
Unassigned	(1,097)	-	(1,097)
Total fund balances	<u>(1,097)</u>	<u>(6,025)</u>	<u>(7,122)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 6,944</u>	<u>\$ -</u>	<u>\$ 6,944</u>

**HARBOR VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Landowner contribution	\$ 751	\$ 14,768	\$ 99,490	15%
Total revenues	<u>751</u>	<u>14,768</u>	<u>99,490</u>	15%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	500	6,000	48,000	13%
Legal	209	439	25,000	2%
Engineering	-	-	3,500	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent**	-	-	1,000	0%
Trustee***	-	-	6,000	0%
Telephone	17	200	200	100%
Postage	-	52	500	10%
Printing & binding	42	500	500	100%
Legal advertising	-	442	1,500	29%
Annual special district fee	-	175	175	100%
Insurance	-	5,814	6,200	94%
Contingencies/bank charges	160	1,324	500	265%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>928</u>	<u>15,651</u>	<u>99,490</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	(177)	(883)	-	
Fund balances - beginning	(920)	(214)	-	
Fund balances - ending	<u>\$ (1,097)</u>	<u>\$ (1,097)</u>	<u>\$ -</u>	

\*This expense will be realized the year after the issuance of bonds.

\*\*This expense will be realized when bonds are issued.

\*\*\*This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

**HARBOR VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	<u>(6,025)</u>	<u>(6,025)</u>
Fund balances - ending	<u><u>\$ (6,025)</u></u>	<u><u>\$ (6,025)</u></u>

**HARBOR VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**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	Chair
Hermelindo Cardenas	Vice Chair

**Also present:**

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Dakota Dubois	
Rhett Prince	

**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.

**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.**

• **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

148 Craig Wrathell Treasurer  
149 Jeff Pinder Assistant Treasurer  
150

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

154  
155  
156 **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**

165 Ms. Suit presented Resolution 2025-04. She reviewed the proposed Fiscal Year 2026  
166 budget, which is a Landowner-funded budget, with expenses funded as they are incurred. It is  
167 unchanged from Fiscal Year 2025.  
168

169 **On MOTION by Mr. Moore and seconded by Mr. Cardenas, with all in favor,**  
170 **Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026**  
171 **and Setting a Public Hearing Thereon Pursuant to Florida Law for September 9,**  
172 **2025 at 1:00 p.m., at the Country Inn & Suites by Radisson, 24244 Corporate**  
173 **Court, Port Charlotte, Florida 33954; Addressing Transmittal, Posting and**  
174 **Publication Requirements; Addressing Severability; and Providing an Effective**  
175 **Date, was adopted.**

176  
177  
178 **TWELFTH ORDER OF BUSINESS**

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

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

183  
184  
185 **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.

261

262

263

264 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**HARBOR VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

## PROPERTY SCHEDULE

[illegible]



HARBOR VILLAGE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Country Inn &amp; Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 14, 2025</b> <i>rescheduled to October 30, 2025</i>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>October 30, 2025</b>	<b>Public Hearing and Regular Meeting</b> <i>Adoption of FY2026 Budget</i>	<b>1:00 PM</b>
<b>December 9, 2025</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>January 13, 2026</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>February 10, 2026</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>March 10, 2026</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>April 14, 2026</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>May 12, 2026</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>June 9, 2026</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>July 14, 2026</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>August 11, 2026</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>September 8, 2026</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>