

**MINUTES OF MEETING
HARVEST RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of the Harvest Ridge Community Development
2 District was held on Tuesday, February 10, 2026, at 6:00 p.m. at the New River Amenity Center
3 located at 5227 Autumn Ridge Drive, Wesley Chapel FL 33545.

4

5 Present and constituting a quorum were:

6	Michael Valle	Chairperson
7	Gary Colglazier	Vice Chairperson
8	Jose Falcon	Assistant Secretary
9	Felix Leno	Assistant Secretary
10	Alondra De Groat	Assistant Secretary

11

12 Also present either in person or via Teams Communication were:

13	John Weaver	District Manager
14	Vivek Babbar	District Counsel (<i>via conference call</i>)
15	Tyson Waag	District Engineer
16	Paul Young	Field Manager
17	Josh Hamilton	Yellowstone
18	Nancy Hix	Accountant, Inframark

19

20 *This is not a certified or verbatim transcript but rather represents the context and summary of*
21 *the meeting. The full meeting is available in audio format upon request. Contact the District*
22 *Office for any related costs for an audio copy.*

23

24 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

25 Mr. Weaver called the meeting to order and called the roll. A quorum was established.

26

27 **SECOND ORDER OF BUSINESS** **Motion to Approve Agenda**

28	On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the
29	motion to approve the February 10, 2026, meeting agenda as presented
30	carried.

31

32 **THIRD ORDER OF BUSINESS** **Public Comments**

33 There being none, the next order of business followed.

34

35 **FOURTH ORDER OF BUSINESS** **District Accountant Report**

36 There being none, the next order of business followed.

37

38 **FIFTH ORDER OF BUSINESS** **Business Items**

39 **A. Consideration of Resolution 2026-02; Redesignation of Officers**

40 Discussion ensued regarding adding Mr. Weaver as an assistant secretary for signing
41 purposes.

42 On MOTION by Mr. Falcon, seconded by Mr. Colglazier, with all in favor,
43 the motion to adopt Resolution 2026-02; Redesignation of Officers carried.

44
45 **B. Consideration of ACPLM Proposals**

46 **i. Sidewalk Repairs Estimate #18860925, #190121025, #190581025**

47 On MOTION by Ms. De Groat, seconded by Mr. Falcon, with all in favor,
48 the motion table ACPLM proposals until the March meeting carried.

49
50 **C. Consideration of Yellowstone Proposals**

51 **i. New Irrigation 2 Zones Installation by Clubhouse #640547**

52 **ii. Sod Installation at Amenity Center #657303**

53 Discussion ensued regarding replacing the Bahia grass with St. Augustine grass and freeze
54 damage. The Board decided to wait until the March meeting to address the plants and trees.

55 On MOTION by Mr. Falcon, seconded by Mr. Valle, with all in favor, the
56 motion to table the Yellowstone proposals until the March meeting carried.

57
58 **D. Aquatics Report**

59 Discussion ensued regarding the aquatics report.

60
61 **E. Field Inspection Report**

62 Mr. Young reviewed his report with the Board. The pool area looks good. Area 6 irrigation
63 is down due to construction.

64
65 **i. Yellowstone Landscape Enhancements**

66 On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the
67 motion to table Yellowstone Landscape Enhancements carried.

68
69 **F. Consideration of Inframark Proposals #1042 & #1071 for Park Bench**

70 On MOTION by Ms. De Groat, seconded by Mr. Leno, with all in favor,
71 the motion to table the Inframark Proposals #1042 & #1071 for Park Bench
72 carried.

73

74 **SIXTH ORDER OF BUSINESS** **Business Administration**

75 **A. Consideration of the Meeting Minutes of January 13, 2026**

76 **B. Acceptance of Financials for January 2026**

77 **C. Acceptance of the Check Registers for January 2026**

78 **D. Consideration of Operations and Maintenance Invoices for January 2026**

79 On MOTION by Mr. Colglazier, seconded by Mr. Leno, with all in favor,
80 the motion to approve consent agenda items A through D as presented with
81 Minutes from the regular meeting held on January 13 ,2026, Financials for
82 January 2026, Check Register for January 2026 and the Operations and
83 Maintenance Expenditures for January 2026, carried.
84

85 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

86 **A. District Counsel**

87 Mr. Babbar discussed with the Board the need to obtain insight from a geographical counsel
88 to address depressions and other issues.

89

90 **B. District Engineer**

91 **i. Review of Geo View Associates, Inc. Investigation Reports**

92 **a. Amenity Center Soil Saturation Site**

93 **b. Pond I and Pond 6 Findings**

94 Mr. Waag discussed the findings with the Board as well as recommendations. The Board
95 discussed holding a special meeting with additional counsel.

96 On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the
97 motion to schedule a special meeting with additional counsel carried.
98

99 **ii. Discussion on Speed Bump Exhibit**

100 Discussion ensued regarding speed bump location and the different types of speed bump
101 options.

102

103 **iii. Discussion on Parking**

104 Discussion ensued regarding the area behind the pool being ok for parking and other possible
105 areas as well. No action was taken at this meeting.

106

107 **C. District Manager**

108 Mr. Weaver advised the Board that on January 22, 2026, he, along with Mr. Fernandez of
109 ACPLM and Mr. Waag conducted a two-hour walk through the district to assess multiple concerns.

110 Mr. Weaver provided the Board with updates and advised that the pool gates have been
111 repaired. The RV Park has been notified regarding parking restrictions, and a letter was sent to the
112 resident that has been parking their truck on CDD property. The back gate near Pond 6 continues
113 to present ongoing issues. And the Verkada pool security system is successfully registering
114 residents.

115

116 **EIGHTH ORDER OF BUSINESS**

Supervisors' Comments

117 The Board requested staff provide two or three proposals for work going forward.

118

119 **NINTH ORDER OF BUSINESS**

Public Comments

120 There being none, the next order of business followed.

121

122 **TENTH ORDER OF BUSINESS**

Adjournment

123 On MOTION by Mr. Falcon, seconded by Mr. Leno, with all in favor, the
124 meeting adjourned at 7:32 p.m.

125

126

127 _____
John Weaver

Michael Valle

128 District Manager

**Harvest Ridge CDD
February 10, 2026, Regular Meeting**

107 **C. District Manager**

108 Mr. Weaver advised the Board that on January 22, 2026, he, along with Mr. Fernandez of
109 ACPLM and Mr. Waag conducted a two-hour walk through the district to assess multiple concerns.

110 Mr. Weaver provided the Board with updates and advised that the pool gates have been
111 repaired. The RV Park has been notified regarding parking restrictions, and a letter was sent to the
112 resident that has been parking their truck on CDD property. The back gate near Pond 6 continues
113 to present ongoing issues. And the Verkada pool security system is successfully registering
114 residents.

115

116 **EIGHTH ORDER OF BUSINESS** **Supervisors' Comments**

117 The Board requested staff provide two or three proposals for work going forward.

118

119 **NINTH ORDER OF BUSINESS** **Public Comments**

120 There being none, the next order of business followed.

121

122 **TENTH ORDER OF BUSINESS** **Adjournment**

123 On MOTION by Mr. Falcon, seconded by Mr. Leno, with all in favor, the
124 meeting adjourned at 7:32 p.m.

125

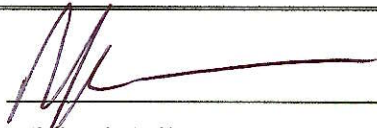
Signed by:

5BD58F8371A4483...

126

127 John Weaver

128 District Manager



Michael Valle

Chairperson