

**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, April 14, 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 ( <i>teams</i> )
9	Felix Leno	Assistant Secretary
10	Alondra De Groat	Assistant Secretary

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

13	Bryan Radcliff	District Manager, Inframark
14	Vivek Babbar	District Counsel, SRV ( <i>via teams</i> )
15	Tyson Waag	District Engineer, Stantec ( <i>via teams</i> )
16	Lony Nyguyen	Field Manager, Inframark ( <i>via teams</i> )
17	Jeremy Griffin	CLS
18	Josh Hamilton	Yellowstone
19	Residents and Members of the Public	

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

24

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

26 Mr. Radcliff called the meeting to order and called the roll.

27

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

29 The Board approved the meeting agenda.

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31 **THIRD ORDER OF BUSINESS** **Public Comments**

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

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36 **FOURTH ORDER OF BUSINESS** **Staff Reports**

37 **A. District Accountant**

38 Not present. No report given.

39

40 **B. Aquatics Report**

41 Mr. Radcliff presented the Aquatics Report to the Board. The Board stated that the pond banks  
42 have been treated recently but appeared neglected due to the excessive number of weeds.

43

44 **C. Landscape Report**

45 **i. Discussion of Dead Tree Watering System**

46 Mr. Hamilton reviewed the multiple struggling trees within the community and stated he would  
47 provide the Board with a thorough irrigation report at the next meeting.

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49 **ii. Yellowstone Discussion**

50 No action taken.

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52 **iii. Consideration of Yellowstone Pool Plant Replacement Proposal #686370**

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On MOTION by Ms. De Groat, seconded by Mr. Colglazier, with all in favor, the motion to approve Yellowstone Pool Plant Replacement Proposal #686370 carried. 5-0

57 **D. Field Inspection Report**

58 Mr. Nguyen presented his Field Inspection Report to the Board and answered their questions.

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On MOTION by Mr. Falcon, seconded by Mr. Valle, with all in favor, the motion to have the shell removed from the pool and remaining pavers installed with astroturf with a Not-To-Exceed of \$1,000.00 carried. 5-0

64 **E. District Counsel**

65 Mr. Babbar presented his report to the Board including updates on recently passed House Bill  
66 145, Senate Bill 1180.

67

68 **i. Review of Pasco County Response Regarding Erosion**

69 Mr. Babbar reviewed with the Board the response received from Pasco County regarding  
70 erosion within the community.

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72 **F. District Engineer**

73 Mr. Waag and Mr. Griffin presented the proposals from CLS for pond erosion repairs at Ponds  
74 3, 4 and 6 to the Board and answered their questions.

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76 **i. Consideration of EZ-Flow French Drain System Installation**

77 **ii. Consideration of CLS Environmental Proposals**

78 **a. Pond 3 MES Erosion Repair Proposal #0507**

79 **b. Pond 4 Embankment Erosion Repair Proposal #0508**

80 **c. Pond 6 Embankment Erosion Repair Proposal #0509**

81 **d. Pond 6 Erosion Repair Near Sidewalk Proposal #0510**

82 The Board agreed to table these proposals and include for their cost in the FY 2027 budget.

83 The Board also requested Pond 1 be reviewed and added to the scope of service.

84

85 **G. District Manager**

86 **i. Discussion of FY2027 Budget First Draft**

87 Mr. Radcliff presented the first draft of the FY 2027 Budget to the Board. Discussion ensued  
88 between the Board and Mr. Radcliff regarding line items, upcoming projects to include and  
89 assessment increases. Mr. Radcliff advised the Board that a revised FY 2027 Budget  
90 incorporating their requested changes will be provided to them for review before the May 12,  
91 2026, Proposed Budget Meeting.

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93 **ii. Updates on Supervisor's Requests**

94 Mr. Radcliff provided updates on the previous request made by the Board.

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98 **FIFTH ORDER OF BUSINESS** **Business Items**

99 **A. Consideration of Inframark Park Bench Proposal #1042**

100 Tabled until further notice.

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102 **B. Consideration of Inframark Park Benches Proposal #1071**

103 Tabled until further notice.

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105 **C. Consideration of Barco Park Benches**

106 Tabled until further notice.

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108 **D. Consideration of General Handyman Proposal #220**

109 On MOTION by Mr. Leno, seconded by Mr. Valle, with all in favor, the  
110 motion to approve Inframark General Handyman Proposal #220 in the  
111 amount of \$250.00 carried. 5-0

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113 **E. Consideration of Inframark General Handyman Proposal #185**

114 On MOTION by Mr. Leno, seconded by Mr. Valle, with all in favor, the  
115 motion to approve Inframark General Handyman Proposal #185 in the  
116 amount of \$175.00 carried. 5-0

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118 **F. Consideration of Inframark Concrete Panel Repair & Replacement Proposal**

119 The Board reviewed the Inframark Concrete Panel Repair & Replacement Proposal and agreed  
120 to table this proposal and include its cost in the FY 2027 budget.

121

122 **G. Consideration of Speed Hump Proposals**

123 **i. Master Gold Plan Traffic Calming Alternative**

124 **ii. ACPLM New Modular Rubber Speed Humps Proposal**

125 The Board reviewed the speed hump proposals from Master Gold and ACPLM and agreed to  
126 table these proposals and include their costs in the FY 2027 budget.

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129

**Harvest Ridge CDD**  
**April 14, 2026, Regular Meeting**

130 **H. Consideration of Inframark Overflow Parking Proposal**

131 The Board reviewed the Inframark Overflow Parking Proposal and agreed to table this  
132 proposal and include its cost in the FY 2027 budget.

133

134 **I. Discussion of Holiday Decorations Purchase**

135 The Board directed Mr. Radcliff to include a line item in the FY 2027 Budget for Holiday  
136 Decorations in the amount of \$1000.00 in addition to purchasing and installing a storage shed  
137 adjacent to the amenities.

138

139 **J. Discussion of Dog Receptacles**

140 The Board directed Mr. Radcliff to remove consideration of Dog Waste Stations from the FY  
141 2027 Budget.

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143 **K. Discussion on Parking Lot**

144 This line item was covered previously in the meeting.

145

146 **L. Discussion on Street Parking**

147 This line item was covered previously in the meeting.

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149 **M. Discussion of Floor Areas**

150 This line item was covered previously in the meeting.

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152 **N. Social Committee Discussion and Approved Events**

153 The Board reviewed the CDD holding movie nights at the amenity area. Mr. Babbar advised  
154 the Board that a licensing agreement is necessary to show movies on a screen at the amenity for  
155 the residents.

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On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the motion to forgo any licensing agreement and show movies at the amenity area with no authorization carried. 5-0

161 **SIXTH ORDER OF BUSINESS** **Business Administration**

162 **A. Consideration of the Meeting Minutes of March 10, 2026**

163 **B. Acceptance of Financial Statements March 2026**

164 **C. Approval of Check Register March 2026**

165 **D. Approval of O&M Report March 2026**

166 On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the  
167 motion to approve the consent agenda items A through D with Minutes from  
168 the regular meeting held on March 10, 2026, Financials for March 2026,  
169 Check Register for March 2026 and the Operations and Maintenance  
170 Expenditures for March 2026, carried. 5-0  
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172 **SEVENTH ORDER OF BUSINESS** **Supervisors' Comments**

173 Mr. Valle requested follow up on the water fountains, pool gate on Sand Dollar, attorneys and  
174 storage shed.  
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176 **EIGHTH ORDER OF BUSINESS** **Public Comments**

177 Mr. Radcliff requested the Board consider moving future meetings to the 2nd Wednesday of  
178 every month vs the current 2nd Tuesday of the month. The Board agreed to this change. Mr.  
179 Radcliff will notify the Board when this change is to take effect.

180 Resident #1- Requested follow up with the County on the Land Road drainage to see if they can  
181 assist.

182 Resident #2- Commented on the FY 2027 Budget, Pond 1 erosion and mowing in the common  
183 area.  
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185 **NINETH ORDER OF BUSINESS** **Adjournment**

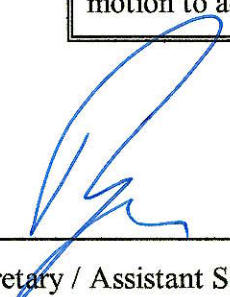
186 On MOTION by Ms. De Groat, seconded by Mr. Valle, with all in favor, the  
187 motion to adjourn the meeting at 7:52 p.m. 5-0  
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Secretary / Assistant Secretary

  
Chairperson / Vice Chairperson