

**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, May 12, 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>via Teams</i> )
9	Felix Leno	Assistant Secretary
10	Alondra De Groat	Assistant Secretary
11		

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

13	Bryan Radcliff	District Manager, Inframark
14	Lee Graffius	District Manager, Inframark
15	Vivek Babbar	District Counsel, SRV Legal ( <i>via Teams</i> )
16	Tyson Waag	District Engineer, Stantec ( <i>via Teams</i> )
17	Long Nguyen	Field Manager, Inframark
18	Josh Hamilton	Landscape, Yellowstone
19	Residents and Members of the Public	

20

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 There being none, the next order of business followed.

30

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

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

33

34 **FOURTH ORDER OF BUSINESS** **Staff Reports**

35 **A. Aquatics Report**

36           **i. Discussion of Pond Maintenance**

37                 **a. Service Report April 14, 2026**

38                 **b. Service Report April 27, 2026**

39                 **c. Cypress Creek One Time Mowing of Pond Beds Proposal #90**

40                 **d. Cypress Creek One Time Mowing of Ponds 1, 2, & 4 Proposal #91**

41           Mr. Radcliff presented the Aquatics Reports to the Board along with the two proposals from  
42 Cypress Creek for pond mowing. Yellowstone offered to mow Pond 1 at no charge. The Board  
43 tabled any additional pond mowing until further notice.

44

45                 **e. District Engineer Response**

46           Mr. Waag presented his pond report to the Board. A conversation ensued among the Board,  
47 Mr. Waag, Mr. Graffius, and Mr. Radcliff.

48

49           **B. Field Inspection Report**

50           Mr. Nguyen presented his Field Inspection Report to the Board.

51

52           **C. District Counsel**

53           There was no report by District Counsel.

54

55           **D. District Engineer**

56           There was no report by District Engineer.

57

58           **E. District Manager**

59                 **i. Discussion of Form 1 Deadline of July 1, 2026**

60                 **ii. Registered Voters Count (304)**

61           Mr. Radcliff announced to the Board that as of April 15, 2026, the District had 304  
62 qualified electors.

63

64

65

66 **FIFTH ORDER OF BUSINESS** **Business Items**

67 **A. Consideration of Resolution 2026-03; Resolution Approving FY2026-2027 Proposed**  
68 **Budget and Setting Public Hearing**

69 **i. Exhibit A – FY2026-2027 Proposed Budget**

70 Mr. Radcliff presented the FY 2026-2027 Proposed Budget to the Board. A conversation  
71 ensued regarding the various line-items. The Board agreed to approve the budget with the  
72 current assessment increase and work on lowering the overall cost before adoption in August  
73 2026.

74

75 On MOTION by Mr. Valle, seconded by Mr. Leno, with Mr. Colglazier  
76 opposed, Resolution 2026-03; Approving the FY 27 Proposed Budget and  
77 Setting the Public Hearing for August 11, 2026, at 6:00 p.m. at the New  
78 River Amenity Center in Wesley Chapel, FL, was adopted. 4-1

79

80 **B. Consideration of Resolution 2026-04; Setting Landowner Election and Meeting 2026**

81 On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor,  
82 Resolution 2026-04, setting the Landowner Election and Meeting for  
83 Tuesday, November 3, 2026, at 6:00 p.m. at the New River Amenity Center  
84 in Wesley Chapel, FL, pending availability of the room, was adopted. 5-0

85

86 **C. Discussion of Yellowstone Landscaping**

87 Omitted.

88

89 **D. Discussion of Alternate Litigators**

90 Mr. Radcliff updated the Board on the status of alternate litigators for the developer-related  
91 issues within the District. The Board instructed Mr. Radcliff and Mr. Graffius to continue to  
92 search for a litigator.

93

94 **SIXTH ORDER OF BUSINESS** **Business Administration**

95 **A. Consideration of the Meeting Minutes of April 14, 2026**

96 **B. Acceptance of Financials for the Month of April 2026**

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99  
100  
101  
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On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the consent agenda items A and B, consisting of the minutes from the regular meeting held on April 14, 2026, and the financials for April 2026, were approved as presented. 5-0

103 **SEVENTH ORDER OF BUSINESS** **Supervisors' Requests and Comments**

104 Mr. Valle requested that the palm trees at the amenity center be trimmed, the pipes on Angel  
105 Wing be removed, pavement repairs be addressed and research be conducted on the current internet  
106 contract the builders established for the community.

107 Mr. Leno requested that staff follow up with D.R. Horton regarding construction-related damage  
108 before the company completes home building.

109

110 **EIGHTH ORDER OF BUSINESS** **Public Comments**

111 A resident commented on the budget line-items discussed earlier during the meeting and the  
112 current contract for internet services with Spectrum.

113 **NINTH ORDER OF BUSINESS** **Adjournment**

114

115 On MOTION by Mr. Colglazier, seconded by Mr. Valle, with all in favor, the  
116 meeting adjourned at 7:33 p.m. 5-0

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119

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

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Chairperson / Vice Chairperson

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