

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

The regular meeting of the Board of Supervisors of the Harvest Ridge Community Development District was held on Tuesday, October 14, 2025, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:

Michael Valle	Chairperson
Jose Falcon	Assistant Secretary
Felix Leno	Assistant Secretary

Also, present were:

Alize Aninipot	District Manager
Bryan Radcliff	District Manager
Vivek Babbar	District Counsel (<i>via phone</i>)
Tyson Waag	District Engineer (<i>via phone</i>)
Paul Young	Field Manager
Seth Mendoza	Yellowstone

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Aninipot called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Discussion of Tow Policy

Ms. Aninipot presented the policy to the Board.

1. 813 Towing Service, LLC Agreement

The Board agreed to adopt at the next meeting.

On MOTION by Mr. Falcon seconded by Mr. Leno, with all in favor, to approve setting up public hearing for tow policy <i>813 Towing Service, LLC</i> agreement, was approved. 3-0
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B. Blue Life Pool Service 09.2025 - 08.2026 Contract Renewal

On MOTION by Mr. Valle seconded by Mr. Falcon, with all in favor, <i>Blue Life Pool Service 09.2025 - 08.2026 Contract Renewal</i> , was approved. 3-0
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C. Discussion of Board Recommendations for Pool Signage

- 1. Pool Amendments & Other Action Items**
- 2. Swimming Pool Facility**
- 3. Pool Rules**
- 4. Use of Community Facilities**
- 5. Use of Community Facilities Continued**

Mr. Valle requested, “No Parties” and “No Vaping” be added to the rules. Mr. Babbar provided clarity on Vaping Act and more specific verbiage to "No Grilling/Cooking" and requested to add “No Pets-Except Service Animals” in amenity area. The Board requested to Omit radio portion.

On MOTION by Mr. Leno seconded by Mr. Falcon, with all in favor, to assign Mike Valle as liaison for pool signage to finalize rule, as discussed, was approved. 3-0

D. Consideration of Geo-View Pond Inspection Proposal

Mr. Waag provided a brief background on *Geo-View* for Ponds one (1) and six (6).

On MOTION by Mr. Falcon seconded by Mr. Valle, with all in favor, *Geo-View* Pond Inspection Proposal, in the amount of \$2,500.00 was approved. 3-0

E. Consideration of Inframark Sidewalk Repair Proposal - \$13,600.00

Mr. Valle discussed with HOA the removal of half the sidewalks listed on the proposal including Kings Crown. The Board **TABLED** pending HOA to adjust proposal cost.

F. Consideration of Yellowstone Irrigation Repair FOB/Monitoring Proposal

On MOTION by Mr. Valle seconded by Mr. Leno, with all in favor, *Yellowstone* Irrigation Repair FOB/Monitoring Proposal #613620, at a cost of \$2,958.29 was approved. 3-0

G. Consideration of Camera/FOB/Monitoring Proposals

- 1. RedWire Pool Amenity – Proactive Monitoring, Access**
- 2. MHD Cameras/Access Control**

On MOTION by Mr. Falcon seconded by Mr. Valle, with all in favor, *RedWire* Pool Amenity-Proactive Monitoring-Access, at a cost of \$15,939.81 with monthly payments of \$290.00 and *MHD* Cameras/Access Control, at a cost of \$21,030.33 with no monitoring service for three (3) years and \$120.00-\$150.00 per month thereafter, were approved. 3-0

H. Consideration of Concrete Apron and Miami Gutter Repair

1. ACPLM 190121025

Current Rules and Procedures (adopted April 18, 2023).

2. ACPLM 19058102

The Board **TABLED** both *ACPLM* proposals until further notice.

I. Consideration of Dawson Ransomes' Resignation for Seat 4

On MOTION by Mr. Valle seconded by Mr. Falcon, with all in favor, Dawson Ransomes' Resignation for Seat four (4), was accepted. 3-0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Meeting Minutes

1. September 9, 2025 Regular Meeting Minutes

B. Acceptance of Financials

1. August 2025 Financials

C. Acceptance of the Check Registers

1. August 2025 Check Register

D. Consideration of Operations and Maintenance Invoices

1. August 2025 O&M Report

On MOTION by Mr. Falcon seconded by Mr. Valle, with all in favor, Consent Agenda, was approved. 3-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

Mr. Waag reported flooding around the amenity area, looking at plants sets and ground water levels from swift mud and reviewed drainage reports. Mr. Waag does not believe there is a leak the in the pool and confirmed the review process will determine location of water leak.

C. District Manager

Ms. Aninipot advised of a change in the meeting time to 6:00 pm at Alice Hall Community Park. Mr. Valle requested any announcement made to HOA should be posted to the bulletin board in pool area. The Board has been informed of change in District Managers.

On MOTION by Mr. Valle seconded by Mr. Falcon, with all in favor, changing meeting time to 6:00 pm at Alice Hall Community Park, was approved. 3-0

1. September Field Inspection Report

The Field Inspections report was presented, a copy of which was included in the agenda package. Mr. Young provided updates/pending items.

2. Dead Tree Report

The report presented included most dead trees are around pond five (5) and pond six (6). Mainline break was on the outside of the fence surrounding pond five (5). Six (6) dead trees around pond one (1). Ms. Aninipot advised the Board to wait until the spring to repair.

3. Dead Tree Report Site Map

Mr. Young provided a visual where all the dead trees are located.

4. Potable Water Line Break Update

The County arrived this morning to fix the break.

SIXTH ORDER OF BUSINESS

Supervisors' Comments

Mr. Valle requested Mr. Mendoza check the Bahia weeds, to which Mr. Mendoza mentioned it is not in their scope of work to treat. Also, Mr. Valle mentioned the Sand Dollar Gate does not close all the way, and requested it be addressed.

Mr. Falcon mentioned *Yellowstone* is still not putting a guard on the mowers and grass is still being blown unto his yard. Mr. Mendoza mentioned he addressed it and will change crews.

Mr. Leno requested in the spring, double check the new trees planted can sustain the heat.

SEVENTH ORDER OF BUSINESS

Adjourned

There being no further business,

On MOTION by Mr. Falcon seconded by Mr. Valle, with all in favor, meeting adjourned at 12:03 pm. 3-0

Brian Radcliff/Alize Aninipot
District Manager

Michael Valle
Chairperson