

38 **A. Ratification of Quit Claim Deed – Lane Road Project LLC & Harvest Ridge**
39 **CDD**

40 **B. Ratification of Special Warranty Deed – Lane Road Project LLC & Harvest**
41 **Ridge CDD**

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On MOTION by Mr. Leno seconded by Mr. Valle, with all in favor, the 44 Board ratified the Quit Claim Deed and Special Warranty Deed associated 45 with the Lane Road Project LLC and Harvest Ridge CDD.

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47 **C. Consideration of the Debris Clean-up Proposal**

48 The Board reviewed a proposal from Yellowstone for debris cleanup. The Board
49 directed District Management to obtain an additional proposal for comparison and to
50 present both proposals for review at the next meeting.

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52 **D. Consideration of Plumbing Repair Proposals**

53 The Board approved the proposal from Bahr Plumbing for the repair of the broken
54 sewer line located at the amenity area.

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On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the 57 Board approved a proposal from Bahr Plumbing to repair a broken sewer 58 line at the amenity area.
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60 **E. Discussion of Parking/Towing Policy**

61 The Board reviewed the Towing and Parking Policy for the District.

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On MOTION by Mr. Colglazier, seconded by Mr. Falcon, with all in 64 favor, the Board approved a proposal for the Towing Policy in substantial 65 form, along with 813 Towing Service as the tow company.
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67 **F. Discussion of Pavement Repairs**

68 The Board approved the proposal for pavement grinds within the District.

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On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the 71 Board approved the proposal for the pavement grinds within the District.

72 **G. Discussion of GeoView Proposal**

73 The Board reviewed the current status of Ponds 1 and 6, along with the proposal for
74 analysis submitted by GeoView. The Board agreed to continue monitoring the ponds
75 and to proceed with the analysis, if necessary, around the beginning of the new year.
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77 **H. Pond Maintenance Report**

78 The Board reviewed the pond maintenance report.
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80 **I. Field Inspection Report**

81 **J. Discussion of Landscape Services – Yellowstone**

82 Mr. Young presented his Field Inspection Report to the Board. A discussion followed
83 between the Board and Mr. Mendoza of Yellowstone. The Board placed Yellowstone
84 on an additional 60-day review period and requested that the company assign A
85 different account manager for the District.
86

87 **FIFTH ORDER OF BUSINESS** **Consent Agenda**

88 **A. Approval of Meeting Minutes**

89 **1. October 14, 2025 Regular Meeting Minutes**

90 **B. Acceptance of Financials**

91 **1. September 2025 Financials**

92 **C. Acceptance of the Check Registers**

93 **1. September 2025 Check Register**

94 **D. Consideration of Operations and Maintenance Invoices**

95 **1. September 2025 O&M Report**
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97 On MOTION by Mr. Falcon seconded by Mr. Leno, with all in favor,
98 Consent Agenda, was approved.
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100 **SIXTH ORDER OF BUSINESS** **Staff Reports**

101 **A. District Engineer**

102 Mr. Waag addressed the Board regarding the ongoing flooding at the amenity area.
103 He advised that he will be obtaining a proposal for radar testing to assess current
104 ground conditions.

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106 **B. District Counsel**

107 Mr. Waag reported on flooding around the amenity area, including observations of
108 plantings, groundwater levels, and an assessment of the site using SWFMD, as well
109 as a review of drainage reports. He indicated that he does not believe there is a leak in
110 the pool and confirmed that the review process will identify the source of any water
111 intrusion.

112
113 **C. District Manager**

114 Mr. Radcliff provided an update on the installation of cameras and access systems at
115 the amenity center, as well as the installation of internet service by Spectrum.

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117 **SEVENTH ORDER OF BUSINESS** **Supervisors' Comments**

118 Mr. Valle requested that the landscape lighting be enhanced at the two entrance monuments to
119 the community. He also requested that the Board begin exploring the process of installing speed
120 bumps within the community.

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122 **EIGHTH ORDER OF BUSINESS** **Public Comments**

123 There were no audience comments.

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125 **NINTH ORDER OF BUSINESS** **Adjourned**

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On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, 128 meeting adjourned at 12:14 pm.
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131 Brian Radcliff
132 District Manager

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131 Michael Valle
132 Chairperson