



Harvest Ridge Community Development District

June 9, 2026

Agenda Package

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Harvest Ridge Community Development District

Board of Supervisors:

Michael Valle, Chairman
 Gary L. Colglazier, Vice Chairman
 Jose Falcon, Assistant Secretary
 Felix Leno, Assistant Secretary
 Alondra De Groat, Assistant Secretary

District Staff:

Bryan Radcliff, District Manager
 Lee Graffius, District Manager
 Paul Young, Field Inspector
 Vivek K. Babbar, District Counsel
 Tyson Waag, District Engineer
 Tabitha Blackwelder, District Admin
 Jennifer Stewart, District Accountant

REVISED REGULAR MEETING AGENDA Tuesday, June 9, 2026 – 6:00 p.m.

The Regular Meeting of **Harvest Ridge Community Development District** will be held on **Tuesday, June 9, 2026, at 6:00 p.m.** at the **New River Amenity Center, located at 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Teams Meeting Information](#)

Meeting ID: 281 494 108 290 48 **Passcode:** Uz2E9rR2
Call in: +1 (646) 838-1601 **Phone Conference ID:** 849 485 210#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. **Call to Order/Roll Call**
2. **Motion to Approve Agenda**
3. **Public Comments**

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. **Staff Reports**

- A. Aquatics Report
- B. Field Inspection Report Page 4
 - i. Consideration of Yellowstone Sod Installation Proposal #657303..... Page 13
 - ii. Consideration of Yellowstone New Irrigation 2 Zones Installation Proposal #640547 Page 14
 - iii. Consideration of Yellowstone Front Entrance Proposal #687321 Page 17
 - iv. Consideration of Yellowstone Irrigation Report..... Page 20
- C. District Counsel
- D. District Engineer
- E. District Manager
 - i. Discussion on Moving Meeting Day from Tuesday to Wednesday

5. **Business Items**

- A. Discussion of Legal Representation
 - i. Response Email from Paige Greenlee Page 23
- B. Consideration of Inframark Pavement Repair Proposal Page 24
- C. Consideration of Resolution 2026-05; Designation of Officer..... Page 34

6. **Business Administration**

- A. Consideration of Meeting Minutes for May 12, 2026..... Page 35

B. Acceptance of May 2026 Financial Statements (under separate cover)

7. Board of Supervisors Requests and Comments

8. Public Comments

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

9. Adjournment

The next meeting is scheduled for Tuesday, July 14, 2026, at 6:00 p.m.



Harvest Ridge CDD

Field Inspection Report - May 2026

Wednesday, May 20, 2026

Prepared For Board Of Supervisors

11 Items Identified

Long Nguyen

Long Nguyen

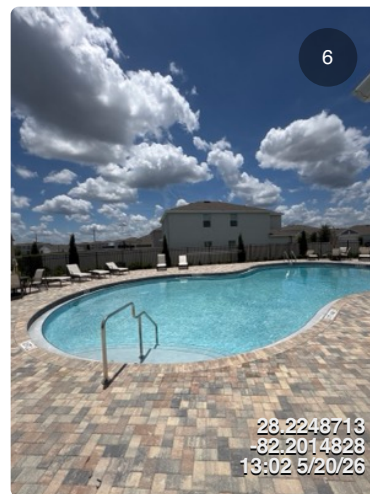
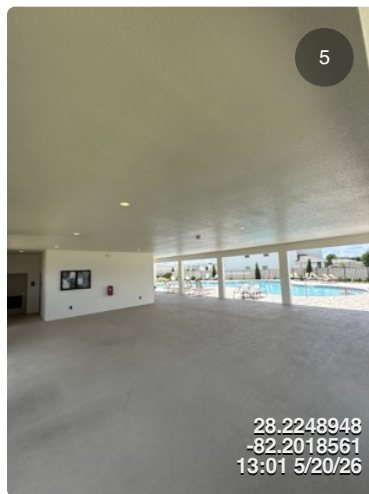
District Inspection Coordinator

Items 1 - Amenity Center/Pool

Assigned To: Yellowstone

Amenity center and surrounding area is in good overall condition. Landscape is properly maintained. Dead plant material has been removed from the garden beds. Astro turf installation to the pool deck is completed.

- Will continue monitoring the recovering plant materials for evidence leading to replacement.



Items 2 - Shark's Eye Ln. Entrance

Assigned To: Yellowstone

Frontage landscape is properly maintained. Previously pruned hedges are thriving. Annuals at the monument are scheduled to be replaced.



Items 3 - Sunrise Tellin Dr. Entrance

Assigned To: Yellowstone

Frontage landscape is properly maintained. Previously pruned plants are recovering nicely. Annuals at the monument and adjacent garden bed are scheduled to be replaced.



Items 4 - Mail Kiosk

Assigned To: Yellowstone

Mail kiosk area and surrounding landscape is properly maintained.

- Please take care of the crack weeds at next service.



Items 5 - Mitigation Area

Assigned To: Yellowstone

Mitigation area landscape is properly maintained. No issues to report.



Items 6 - Pond 1

Assigned To: Board

Previously documented erosion areas do not appear to have increased in overall size since prior inspections. However, recent rainfall has highlighted minor additional surface erosion occurring within the already affected zones.

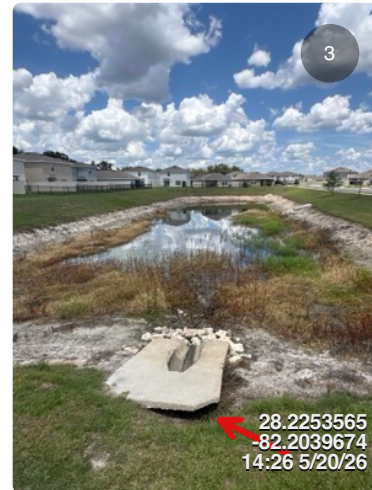
- Will continue monitoring for worsening conditions.



Items 7 - Pond 2

Assigned To: Cypress Creek

Pond is beginning to hold water but still low level. Recommending additional riprap fill beneath the culvert to maintain structural integrity.

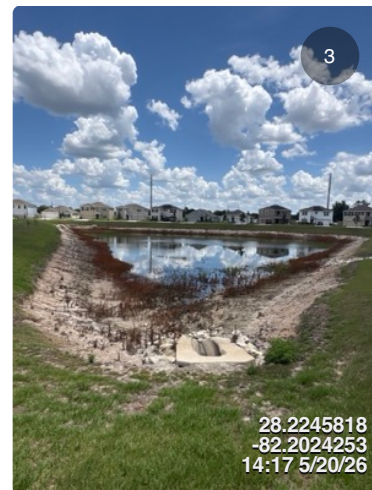
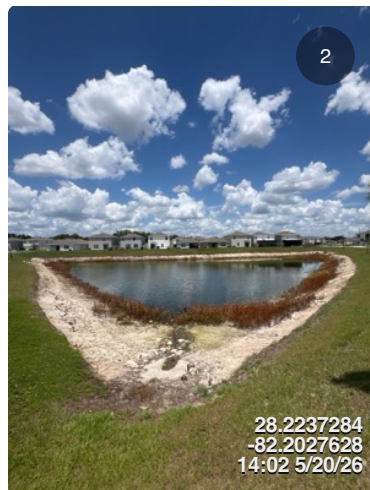
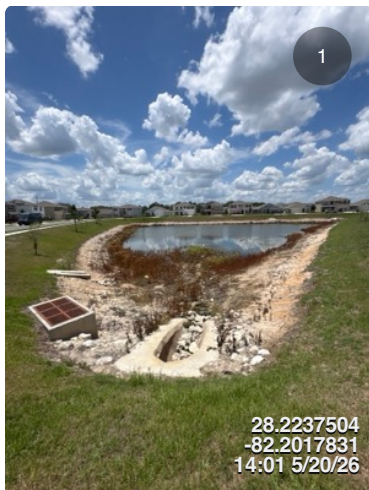


Items 8 - Pond 3

Assigned To: Cypress Creek

Pond is beginning to hold water but still low level. Observed evidence of declining plant material typical after spray application. No issues to report.

- Will continue to monitor.



Items 9 - Pond 4

Assigned To: Board

Pond is beginning to hold water but still low level. Observed a significant crack in the culvert. The crack did not appear to have gone completely through but may be concerning. Recommending assessment to the area by a professional to better understand severity.



Items 10 - Pond 5

Assigned To: Cypress Creek

Pond is beginning to hold water but still low level. Previously documented erosion areas have not increased in size. No issues to report.



Items 11 - Pond 6

Assigned To: Cypress Creek

Pond is beginning to hold water but still low level. Observed evidence of declining plant material typical after spray application. Previously documented erosion areas have not increased in size. No issues to report.



**Proposal #: 657303**

Date: 2/2/2026

From: Josh Hamilton

Landscape Enhancement Proposal for Harvest Ridge CDD

Bryan Radcliff
Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
bryan.radcliff@inframark.com

LOCATION OF PROPERTY

4700 Allen Rd.
Zephyrhills, FL 33541

Sod Installation at Amenity Center

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Istallation	30	\$58.00	\$1,740.00
St Augustine Sod	4	\$650.00	\$2,600.00
Misc (Sub)		\$0.00	\$0.00

We Propose Removing Weedy grass and installing St Augustine Sod between the sidewalk and road around the Amenity Center. This is approximately 2000 sq ft. Currently there is no irrigation in this area so there is a separate irrigation proposal to install sprinklers in this area.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Harvest Ridge CDD

Subtotal	\$4,340.00
Sales Tax	\$0.00
Proposal Total	\$4,340.00

THIS IS NOT AN INVOICE

**Proposal #: 640547**

Date: 12/12/2025

From: JB Basilio Perez

Landscape Enhancement Proposal for Harvest Ridge CDD

Bryan Radcliff
Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
bryan.radcliff@inframark.com

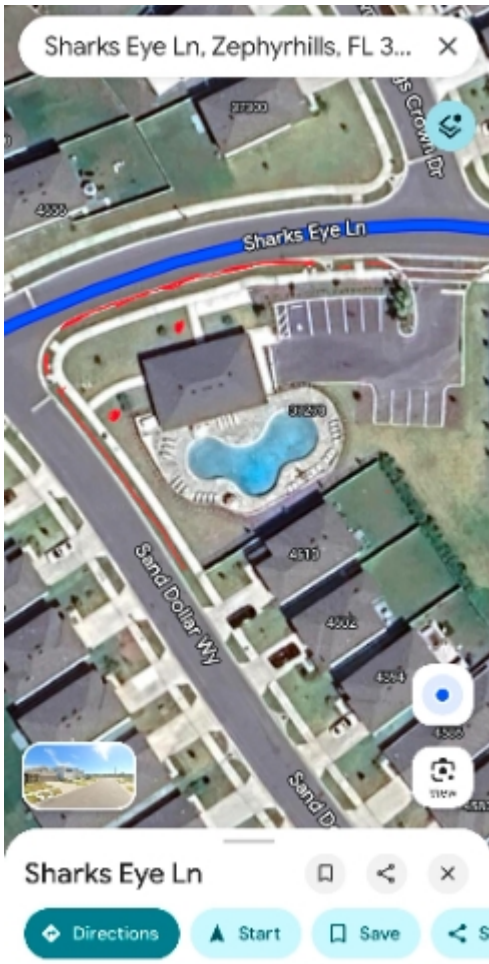
LOCATION OF PROPERTY

4700 Allen Rd.
Zephyrhills, FL 33541

New Irrigation 2 Zones Installation by Clubhouse

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$2,088.65	\$2,088.65
Trencher Use Cost	1	\$557.13	\$557.13
1 1/2" Valves	2	\$242.86	\$485.71
1 1/2" Pipe 20 Ft long	3	\$19.46	\$58.37
1 1/2" Fittings	10	\$3.43	\$34.29
6" Sprinkler Heads and Nozzle	37	\$27.29	\$1,009.56
3/4" Pipe 20 Ft long stick	12	\$11.71	\$140.57
3/4" Fittings	50	\$3.86	\$192.85
1/2" Flex Pipe Roll	1	\$126.86	\$126.86
Irrigation Wire Per Ft	12	\$5.71	\$68.57
DBR Wire Connectors Pack of 2	2	\$22.26	\$44.51
Valve Box 6" Round	2	\$76.00	\$152.00

In this area, we currently do not have irrigation. We would like to add two separate irrigation valves (zones) to water this section. This will require approximately 36 sprinkler heads to provide proper coverage between the sidewalks and the road. The area marked in **Red in the Map** indicates where we would like to install these two new irrigation Zones.





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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Harvest Ridge CDD

Subtotal		\$4,959.07
Sales Tax		\$0.00
Proposal Total		\$4,959.07

THIS IS NOT AN INVOICE

**Proposal #: 687321**

Date: 4/8/2026

From: Josh Hamilton

Landscape Enhancement Proposal for Harvest Ridge CDD

Bryan Radcliff
Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
bryan.radcliff@inframark.com

LOCATION OF PROPERTY

4700 Allen Rd.
Zephyrhills, FL 33541

Front Entrance Re-Landscape

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	100	\$65.00	\$6,500.00
3gal Dwarf Podocarpus	80	\$19.00	\$1,520.00
3gal Kiwi Ti-Plant	24	\$17.00	\$408.00
3gal Mammy Croton	24	\$15.00	\$360.00
3gal Coco Plum	24	\$17.00	\$408.00
30gal Pink Crepe Myrtle	4	\$375.00	\$1,500.00
Soil Mix	8	\$13.00	\$104.00
Pine Bark Mulch	30	\$10.00	\$300.00
Annual Flowers	300	\$2.50	\$750.00
Irrigation	2	\$75.00	\$150.00

We Propose Installing New Landscape as Per Drawing Below. We will remove old landscape and install new in its place. New annuals and mulch will be installed. Irrigation will be inspected and repaired.

Harvest Ridge

Zephyrhills, Fl

Conceptual Rendering - Plants are depicted at mat



Existing

Landscape Design Suggestions

Red Crapemyrtle
Pringles Podocarpus
Mammy Croton
Kiwi Ti-Plant
Cocoplum
Cocoa Brown Mulch



Potential

Harvest Ridge

Zephyrhills, Fl

Conceptual Rendering - Plants are depicted at mat



Existing

Landscape Design Suggestions

Red Crapemyrtle
 Pringles Podocarpus
 Mammy Croton
 Kiwi Ti-Plant
 Cocoplum
 Cocoa Brown Mulch



Potential

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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Harvest Ridge CDD

Subtotal	\$12,000.00
Sales Tax	\$0.00
Proposal Total	\$12,000.00

THIS IS NOT AN INVOICE

Yellowstone Landscape | TAMPA



30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

Harvest Ridge
4591 Allen Rd
Zephyrhills, FL 33541

Inspection

Started: 6/1/2026
Last Updated: 6/2/2026
Inspector: D Pellecchia

Estimate Summary

Labor: 6 hours, 51 minutes - \$513.75
Materials: \$317.88
Equipment: \$280.00

Total: \$1,111.63
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Audit Zone	6	\$0.00
Repair Drip Line	2	\$61.13
Repair Main Line	1	\$1,015.00
Replace Sprinkler Head	1	\$35.50
Total (plus applicable taxes):		\$1,111.63

Signature

Date

Controller 2 pool area > Zone 6 sprays

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 6 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 7 sprays

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 7 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 8 bubbler

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 8 bubbler	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 9 drip

Asset	Service	Notes	Labor	Materials	Equipment	Total
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 1.5 Drip Line Size: 1/2" Hours: 0.4 cut drip tubing in 2 different places needs to be fixed later	\$30.00	\$10.76	\$0.00	\$40.76

Lee,

As we discussed last week, my suggestion with respect to the issues Harvest Ridge is having with DR Horton is to have me or another attorney briefly review the nature of the issues with the pods and grading and send DR Horton a demand letter to remediate the work. Hopefully, that will start a dialogue that will lead to an amicable resolution. If it does not, we will have to revisit our approach.

My hourly rate is \$500/hour and I anticipate it will take me around 3 hours to review the relevant documents in sufficient detail and to draft the demand letter.

Please let me know if you want me to send an engagement letter for the Board's consideration or if you need any additional information.

Thank you.

Paige A. Greenlee

paige@greenleelawtampa.com

442 W. Kennedy Blvd., Suite 350

Tampa, Florida 33606

Phone: (813) 802-8215

Facsimile: (813) 867-4585

Top 100: Florida Super Lawyers – 2017, 2023, and 2024

Top 50: Women Florida Super Lawyers – 2014 through 2024

Top 50: Tampa Bay Super Lawyers, 2017 through 2024

Florida Super Lawyers – 2013 through 2025



SIDEWALK SETTLEMENT REPAIR

Base Reconstruction Proposal | Harvest Ridge CDD | Prepared for Inframark



INFRAMARK

Community Infrastructure Support

Harvest Ridge CDD

Sidewalk Settlement Repair & Base Reconstruction

Pilot Phase: 3 Locations | 6 Sidewalk Panels | 5 ft x 5 ft Panels | 150 SF Total

Prepared for Inframark | May 2026

RECOMMENDED

\$3,600

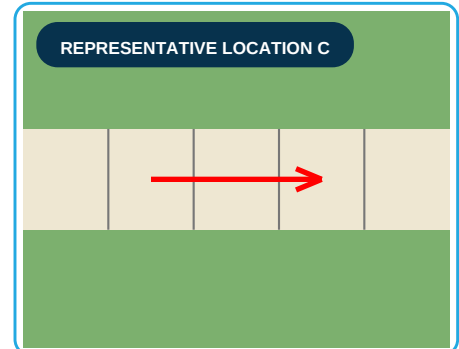
Remove / rebuild base / replace



Observed sidewalk settlement at residential side-yard utility corridor.



Matching settlement condition at second representative location.



Third location included per request; same repair methodology applies.

Existing Condition

Localized sidewalk settlement is present at select residential side-yard corridor panel transitions, creating uneven walking surfaces and potential trip hazards.

Recommended Repair

Remove affected panels, correct subgrade, install and compact structural aggregate base, pour new 4 inch concrete panels, and restore adjacent turf.

Pilot Purpose

Correct the current reported locations while establishing a clear, repeatable repair standard for future settlement repairs.

VISUAL CONDITION SNAPSHOT

Cropped photo documentation and board-facing condition explanation


INFRAMARK

Community Infrastructure Support

What the Board Is Looking At

The observed condition occurs at sidewalk panel transitions within residential utility corridor areas. The photos below show two documented representative locations; a third comparable location has been included in the pilot repair quantity.

REPRESENTATIVE LOCATION A - FULL VIEW



Full context showing sidewalk transition and residential side-yard utility corridor.

REPRESENTATIVE LOCATION B - FULL VIEW



Second representative location with matching settlement condition.

DETAIL A



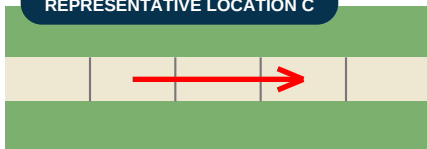
Cropped detail: uneven panel transition targeted for repair.

DETAIL B



Cropped detail: settlement at sidewalk joint requiring correction.

REPRESENTATIVE LOCATION C



Third Representative Location Added Per Request

A third location has been included in the pilot phase. Photo documentation was not provided, but pricing and repair assumptions are based on a similar sidewalk settlement condition and the same proposed repair methodology.

PILOT PHASE: 3 LOCATIONS | 6 PANELS | 150 SF



Recommended Path: Remove, Rebuild Base & Replace

This method is recommended because it corrects the visible uneven sidewalk condition and rebuilds the support layer beneath the concrete. The repair is intended to provide a cleaner long-term standard than surface-only correction methods.

1

Sawcut & Remove

Sawcut repair limits and remove the six affected 5 ft x 5 ft sidewalk panels.

2

Evaluate Subgrade

Inspect exposed material, remove loose or unsuitable fill, and re-establish grade.

3

Rebuild Base

Install structural aggregate base material to support replacement concrete panels.

4

Plate Compact

Compact the base with vibratory plate compaction equipment before placement.

5

Pour Concrete

Form and pour new 4 inch concrete panels with broom finish and control joints.

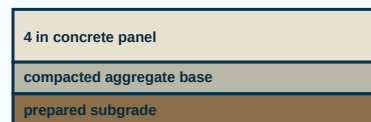
6

Restore Site

Backfill, restore disturbed turf areas, clean up, and complete final walkthrough.

Base Reconstruction Focus

New structural aggregate base material will be installed and mechanically compacted to provide a stable foundation beneath the replacement sidewalk panels. This is the key difference between a temporary surface correction and a more complete sidewalk settlement repair.



Layered repair concept

DETAILED SCOPE OF WORK

Included work for 3 locations, 6 panels, 150 square feet


INFRAMARK

Community Infrastructure Support

INCLUDED REPAIR SCOPE

Sidewalk Panel Replacement & Base Reconstruction

The following scope is included in the \$3,600 lump sum price for the Harvest Ridge CDD pilot repair phase.

- **Demolition:** Sawcut and remove six (6) existing 5 ft x 5 ft sidewalk panels at the three representative repair locations.
- **Debris Disposal:** Remove and legally dispose of concrete demolition debris and related construction waste.
- **Subgrade Preparation:** Inspect exposed areas and remove loose, soft, unstable, or unsuitable material as necessary within the repair footprint.
- **Grade Correction:** Re-establish proper elevation and transitions to improve pedestrian continuity between panels.
- **Base Installation:** Supply and install structural aggregate base material below replacement panels.
- **Mechanical Compaction:** Compact aggregate base using vibratory plate compaction equipment prior to concrete placement.
- **Concrete Placement:** Form and pour six (6) new 4 inch concrete sidewalk panels, each approximately 5 ft x 5 ft.
- **Finish:** Tool control joints and apply broom finish to match adjacent community sidewalk standards as closely as practical.
- **Restoration:** Backfill disturbed edges and restore impacted turf areas where construction activity disturbs the surrounding ground.
- **Final Cleanup:** Complete cleanup, material removal, and visual walkthrough of completed repair areas.

Mobilization

Within 3 business days of approval.

Construction Duration

Up to 4 working days to allow for demolition, grading, base reconstruction, compaction, concrete placement, restoration, and quality control.

Warranty

6-month workmanship warranty covering workmanship associated with the completed repair scope.



Why This Method Is Recommended

The proposed method is structured to address the support condition below the panels, not only the visible elevation difference at the sidewalk surface.

Corrects the Support Condition

The settled panels are removed so the underlying base and grade can be corrected before replacement concrete is installed.

Improves Long-Term Confidence

Compacted structural aggregate base provides better support for the new panels and reduces the likelihood of recurring settlement within the repaired footprint.

Clean Board-Ready Standard

The repair approach creates a consistent method that can be repeated for future sidewalk settlement repairs as additional locations are released.

Controls Risk Without Overpromising

While no repair can guarantee against future soil movement, rebuilding the base is the more complete repair method for recurring settlement conditions.

Board-Level Recommendation

Approve the single recommended repair option at \$3,600 lump sum for removal, base reconstruction, concrete replacement, and restoration at three representative Harvest Ridge CDD sidewalk settlement locations.



Final Pricing Summary

Repair Scope	Quantity	Unit Basis	Total Price
Remove, Rebuild Base & Replace Sidewalk Panels	6 panels / 150 SF	Lump Sum	\$3,600
INFRAMARK RECOMMENDED OPTION			

Warranty, Clarifications & Exclusions

- 6-month workmanship warranty included.
- Proposal includes three pilot locations only unless expanded by written approval.
- Concrete color/texture will be matched as closely as practical to adjacent sidewalk.
- Pricing assumes accessible work areas and standard working conditions.
- Excludes underground utility relocation or repair.
- Excludes irrigation leaks or active drainage correction outside the repaired footprint.
- Excludes tree/root removal unless separately authorized.
- Excludes future soil movement outside the repaired area.
- Excludes concealed conditions not visible during proposal preparation.

Approval

Upon approval, Inframark may coordinate scheduling and completion of the sidewalk settlement repair and base reconstruction work for the three pilot locations at Harvest Ridge CDD.

Authorized Signature

Date



STANDARD TERMS AND CONDITIONS

Definitions. As used herein, the following terms shall have the following meanings:

- "*Applicable Law*" is defined as those laws, rules, regulations, codes, administrative, judicial and settlement orders, directives, guidelines, judgments, rulings, interpretations, permit conditions and restrictions or similar requirements or actions of any federal, state, local government, agency or executive or administrative body of any of the foregoing in each case that pertain to the (a) parties' respective responsibilities under this Contract, (b) the performance of the Services hereunder, and (c) health and welfare of individuals related to the Services and this Contract.
- "*Change of Law*" the occurrence of any of the events listed in (i) through (iv) below, which results or can reasonably be expected to result in a direct increase to the Company's cost of providing the Services:
 - (i) there is passed or promulgated any federal, state, or other local law, statute, ordinance, rule or regulation different from those existing on the date of the Contract; or
 - (ii) there is passed or promulgated any amendment to, or change in, any federal, state, or other local law, statute, ordinance, rule or regulation (including any applicable sales tax regulation) following the date of the Contract; or
 - (iii) there comes into existence an order or judgment of any federal, state, or local court, administrative agency or other governmental body following the date of the Contract containing interpretations of law relating to the provision of the Services by the Company that is inconsistent with generally accepted interpretations in effect on the date of the Contract; or
 - (iv) (a) the imposition of any condition different from those existing on the date of the Contract on the issuance or renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, or (b) there shall be a suspension, termination, interruption, revocation, denial or failure of renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, including without limitation such of the foregoing as are issued or approved by the USEPA, the Occupational Safety and Health Administration or any local Environmental and/or Building Department;
- "*Client*" means the party or parties identified as such in this Contract. In addition, the term "Client" specifically includes the party or parties to whom the Company provides Services and the party or parties responsible for paying the Company for Services provided pursuant to this Contract;
- "*Contract*" means these terms and conditions, any additional terms and conditions attached hereto and/or expressly incorporated herein directly or by reference including, without limitation, the Company's proposal to perform the Services to the extent such proposal is referenced or attached herein;
- "*Contract Price*" means the compensation to be paid by the Client to the Company in accordance with the terms of this Contract;
- "*Company*" means Inframark, LLC and its permissible successors and/or assigns. Any reference to actions taken or not taken by the Company shall include those actions taken or not taken on Company's behalf;
- "*Force Majeure*" means any act, event or condition to the extent that it adversely affects the cost or the ability of a party to perform its obligations in accordance with the terms of this Contract if such act, event or condition, in light of any circumstances that should have been known or reasonably believed to have existed at the time, is beyond the reasonable control and is not a result of the willful or negligent act, error or omission or failure to exercise reasonable diligence on the part of the party so affected. Force Majeure includes but is not limited to: (a) acts of God; (b) flood, fire, earthquake, hurricane or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of this Contract; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial disturbances, other than those involving the affected parties employees; (i) shortage of adequate power or transportation facilities.
- "*Services*" means the services to be provided by the Company to the Client as identified in this Contract;

Disclosure of Information and Cooperation of the Parties.

(a) The Client represents and warrants that it will furnish the Company with all items, if any, described in this Contract in a diligent and timely manner; (b) The Client further represents and warrants that it has disclosed, and it will continue to disclose, any and all information it now has, or may have in the future, to the extent that such information is relevant to the Company in performing its duties and obligations hereunder; (c) Each party hereto agrees that it will cooperate in good faith with the other and its agents, employees, representatives, officers, contractors and subcontractors to facilitate the performance of the mutual obligations set forth in this Contract.

Employee Safety. Company shall be responsible for the safety, efficiency and adequacy of its employees and any vehicles and/or machinery, equipment or materials furnished or utilized by the Company during the performance of Services. Company, however, shall not assume any obligation or incur any liability for personal injury or property damage caused by (i) unsafe site

Agreed to: _____ (please initial)

conditions not created by the Company or by any of its agents, employees and subcontractors, (ii) work being performed by other parties not related to the Company, (iii) the negligence or misconduct of the Client, and/or (iv) the negligence or misconduct of any third party not related to the Company.

Permits. Client shall be responsible for obtaining, maintaining and renewing, in Client's name and expense, all state, federal and local permits and licenses required for the Services.

Quality of Work and Materials. The Services to be provided hereunder shall be performed by qualified personnel in accordance with standards generally acceptable in Company's industry. Company shall use the effort, skill, diligence and quality control/quality assurance measures expected of a qualified firm performing services of a similar nature to the Services to be performed by the Company pursuant to this Contract. Materials furnished by the Company, if any, shall be current, of merchantable quality and in compliance with any technical standards or specifications incorporated into this Contract. When certain materials are specified by a reference standard, Company may select any suitable commercially acceptable material meeting the standard. The Company makes no representations or warranties as to the merchantable quality and in compliance with any technical standards or specifications of materials provided by third parties. COMPANY SHALL NOT BE RESPONSIBLE TO THE CLIENT FOR ANY GUARANTEES OR WARRANTIES OFFERED BY OTHERS IN CONNECTION WITH ANY EQUIPMENT, MATERIALS, AND SUPPLIES PROVIDED FOR THE SERVICES HEREUNDER. COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WARRANTIES REGARDING ANY EQUIPMENT, MATERIALS, AND SUPPLIES, IF ANY, OR ANY WARRANTIES THAT MIGHT ARISE FROM COURSE OF DEALING OR USAGE OF TRADE.

Ownership of Documents and Inventions. (a) All tracing, specifications, computations, notes and other original documents as instruments of service shall, following the full payment of the Contract Price, become the property of the Client, provided however that the Company shall be entitled to keep copies of same; (b) All inventions, discoveries and copyright in work of authorship, including those in formative stages, made by the Company (either alone or jointly with the Client) shall from the time of conception or, in the case of works of authorship, from the time of creation be the property of Company.

Approval of Work. Services performed by Company shall be deemed approved and accepted by Client within a reasonable period (but in no event longer than thirty (30) days) after the Client has had the opportunity to review and/or inspect such services unless Client objects within such period by written notice specifically stating the details in which Client believes such services are incomplete or defective. Under all

circumstances, final payment of the Contract Price shall be deemed as conclusive evidence that the Client has accepted all Services provided.

Compliance with Law. All parties shall comply with all Applicable Law in performing their respective obligations hereunder.

Contract Schedule. The date of completion provided in this Contract, if any, is approximate and is based upon prompt receipt by Company of all necessary information and data required to be supplied by the Client, and is subject to weather, groundwater conditions and unforeseen site conditions. Company will use all reasonable efforts to meet the stipulated completion date and completion of the Services within a reasonable time shall constitute the Company's full compliance with this Contract.

Default and Termination. Default and Termination. Either party may terminate this Contract by immediate written notice if the other has failed to comply with a material term, provided that the non-defaulting party has first given the defaulting party written notice to cure their default within forty-five (45) days ("Cure Period") and the defaulting party has not done so. If a default cannot be cured within the Cure Period days, the parties may agree an extension as long as the defaulting party provides evidence within the Cure Period that it has commenced a cure and is pursuing it diligently. In the event of any termination, Company shall be paid for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. For purposes of this section, the failure of the Client to pay Company in accordance with the payment terms of this Contract shall be considered such a substantial failure. In the event of a substantial failure on the part of the Client, Company, in addition to the right to terminate set forth in this paragraph, may also elect to suspend work until the default in question has been cured. No delay or omission on the part of either party in exercising any right or remedy hereunder shall constitute a waiver of any such right or remedy on any future occasion. The effectiveness of a termination by Client will be conditioned upon receipt by Company of such payment for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. If Client incurs costs for damages due to a default of the Company that results in termination of this Contract, Client may deduct such costs or damages from the final payment due to Company. Such deduction will not exceed the final payment owed to Company and will constitute a full and final settlement between Client and Company for any and all claims against Company by Client and a release by Client of any and all further claims against Company.

Additional Work. (a) All additional labor, materials, tools, bonds, insurance, equipment, licenses, taxes, transportation,

Agreed to: _____ (please initial)

surveys, engineering, other professional services and any additional item provided by or on behalf of the Company because of Force Majeure or a Change of Law shall constitute additional work extending beyond the scope of the Services to be provided by Company hereunder. Company shall be compensated for all such additional work commensurate with the appropriate unit prices and/or hourly rates indicated in this contract and if no such prices or rates are provided, Company shall be compensated for the fair and equitable value of such additional work in an amount reasonably agreeable to the parties; (b) The parties may add, delete, modify, alter, or accelerate the Services to be performed hereunder, including without limitation, order changes to the Services, or require the Company to perform additional services but only through a duly executed change or field order. All change and field orders shall be in writing and require the signature and acceptance by Company prior to becoming effective. Unless agreed to otherwise by the Company, all such change and field orders shall reflect the parties' agreement regarding price and proposed completion date.

Payment Terms. For any estimate over \$2,000.00, Client shall pay the Company 50% of the estimated project price upon execution of this Contract and the remainder shall be due upon completion of the services. Unless specifically stated otherwise, all payments are due thirty (30) days from the date of invoice. Any payment delayed beyond the specified due date shall be subject to one and one-half percent (1.5%) per month interest on the unpaid balance.

Taxes. Client shall pay all property, franchise, sales, use and other taxes associated with the Services other than taxes imposed on Company's net income or Company's payroll taxes. The prices hereunder do not include sales, use, excise, ad valorem, property or other taxes, other than taxes based on income, now or hereafter imposed directly or indirectly, by any governmental authority or agency with respect to this Contract and the Services provided and materials furnished hereunder. Client shall pay directly or reimburse Company for any such taxes that Company may be required to pay, including without limitation, sales and/or use taxes that Company may be required to pay, under Applicable Law, in connection with Company's purchase or use, in performing the Services hereunder, of equipment, supplies, material and/or subcontracted services.

Indemnification. *TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH PARTY (THE "INDEMNIFYING PARTY") SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (EACH IS REFERRED TO HEREIN AS AN "INDEMNIFIED PARTY") AGAINST ANY AND ALL LIABILITY FOR DAMAGES, COSTS, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, RESULTING FROM ANY CLAIM ASSERTED BY A THIRD PARTY AGAINST THE INDEMNIFIED PARTY FOR WRONGFUL DEATH, BODILY INJURY AND/OR PROPERTY*

DAMAGE, BUT ONLY TO THE EXTENT CAUSED BY THE WILLFUL OR NEGLIGENT ACTS OR OMISSIONS OF THE INDEMNIFYING PARTY.

Company's Liability. The Company's maximum liability for all claims under this Contract shall not exceed an amount equal to the Contract Price for the year in which the claim arises. Notwithstanding any provision to the contrary contained in this Contract, in no event shall either party be liable, either directly or indirectly, for any special, punitive, indirect and/or consequential damages, including damages attributable to loss of use, loss of income or loss of profit even if such party has been advised of the possibility of such damages.

Client Instructions. Under no circumstances shall Company be responsible for any damages, losses, settlement, payment deficiencies, liabilities, costs and expenses arising directly or indirectly because of the execution or implementation of instruction or directions provided by the Client or any of its directors, officers, employees, agents, or representatives.

Client Information and Records. If any information, opinions, recommendations, advice, or other work product or any data, information, procedures, charts, spreadsheets, logs, instruments, documents, plans, designs, specifications, operating manuals and specifications, information, regulatory filings, permits, authorizations, licenses, maintenance records, or other records are provided by the Client or any third party acting on behalf of the Client are provide to and used or relied on by Operator, the Client will be liable for any damages resulting directly or indirectly from such use and reliance.

Risk of Loss. Any losses or other liabilities resulting from theft, damage or unauthorized use of Client's property, by any party other than Company, shall be borne by the Client.

Force Majeure. Any event of Force Majeure that directly or indirectly causes a party to be unable to perform its obligations under this Contract shall not be deemed a breach of this Contract. The occurrence of such event shall suspend the obligations of the affected party for only so long as the impact of such event continues. The obligation to pay amounts due and owing shall not be suspended by such event. The party affected will use commercially reasonable efforts to mitigate the effect of the event.

Insurance. Company shall procure and maintain through the period of this Contract, at Company's own cost and expense (a) general liability insurance in the amount of one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) in the aggregate; and (b) worker's compensation insurance in accordance with all statutory requirements.

Governing Law. This Contract and performance under it shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Agreed to: _____ (please initial)

Dispute Resolution. In the event of any disputes, the parties shall first attempt to resolve the situation by good faith discussions in a timely manner. If the dispute cannot be resolved within forty-five (45) days, the parties shall mediate their dispute before a mediator acceptable to both parties, if they cannot agree, they shall ask the Director of the Federal Mediation and Conciliation Service to nominate a mediator. The parties shall bear their own costs of the mediation but the parties shall share equally the costs of the mediator and the mediation facilities. If the parties are unable to resolve any disputes through good faith discussions or mediation, either party may request that such dispute be submitted for binding arbitration, which shall be governed by the rules of the American Arbitration Association or such other rules as the parties may agree. The parties agree that any judgment issued as a result of arbitration may be entered in the court having jurisdiction thereof. The parties agree that arbitration shall be the exclusive means to settle any dispute, controversy or claim arising out of this Contract.

Notices. Wherever under this Contract one party is required or permitted to give notice to the other party, such notice shall be in writing and shall be delivered personally, sent by facsimile transmission, sent by nationally recognized express courier or sent by certified, registered, first class mail, postage prepaid, but not by electronic mail. Notices required to be given to the parties by each other will be addressed to:

Company: Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Chris Tarase

With copy to
Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Legal Department

Client:
Harvest Ridge Community Development District
2005 Pan Am Circle, Suite 300, Tampa, FL 33607
Attn: Board Chairman

Any such notice shall be deemed given when actually received when delivered either personally, by facsimile transmission or by express courier, or if mailed, on the fifth day after its mailing, postage prepaid to the recipient party.

Successors and Assigns. This Contract shall not be assigned by either party without the prior written consent of the other party unless such assignment shall be to a parent, subsidiary, affiliate, or successor of either Party or to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. When written consent of a

party is required, such consent shall not be unreasonably withheld.

Non-Solicitation. Neither party may actively solicit, for hire, the employees of the other party during the term of this Contract or for one (1) year after termination of this Contract.

Severability. Each and every provision of law and government regulation required by law to be inserted in this Contract shall be deemed to be inserted and this Contract shall read and shall be enforced as though so included herein, and if through mistake or otherwise any such provision is not inserted or is not correctly inserted, then upon the application of either party, this Contract shall be deemed to be amended to make such insertion or correction. If this Contract contains any unlawful provision, the same shall be deemed of no effect and shall, upon the application of either party, be deemed stricken from this Contract without affecting the binding force of the remainder.

No Third-Party Beneficiaries. This Contract is entered into solely between and may be enforced only by the Company and Client; and this Contract shall not be deemed to create any rights in third parties, including clients, suppliers, or customers of a party, or to create any obligations of a party to any such third parties.

Construction of Agreement. Whenever the context requires, the gender of all words used in this Contract includes the masculine, feminine, and neuter. All references to Articles and Sections refer to articles and sections of this Contract, and all references to Exhibits are to Exhibits attached to this all purposes. Captions, headings, cover pages, tables of contents and footnote instructions contained in this Contract are inserted only to facilitate reference and for convenience and in no way define, limit or describe the scope, intent or meaning of any provisions of this Contract. Words and abbreviations that have well known technical or trade meanings are used in this Contract in accordance with such recognized meanings.

Entire Agreement. The terms and conditions set out herein are the entire terms and conditions of this Contract and any prior or contemporaneous understandings or agreements, oral or written, are merged herein. There are no representations or warranties, agreements, or covenants other than those expressly set forth in this Contract. This Contract may be amended or modified and/or any right or obligation arising under this Contract may be waived from time to time only by a written instrument executed by the Client and the Company. The failure of the Company at any time to enforce any of the provisions of this Contract shall not constitute a waiver of such provision.

Agreed to: _____ (please initial)

RESOLUTION 2026-05

**A RESOLUTION REMOVING BRYAN RADCLIFF AS
ASSISTANT SECRETARY AND DESIGNATING LEE
GRAFFIUS AS ASSISTANT SECRETARY OF THE
HARVEST RIDGE COMMUNITY DEVELOPMENT
DISTRICT**

WHEREAS, the Board of Supervisors of the Harvest Ridge Community Development District desire to remove Bryan Radcliff as Assistant Secretary and appoint Lee Graffius as Assistant Secretary;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE HARVEST RIDGE
COMMUNITY DEVELOPMENT DISTRICT:**

1. Lee Graffius is appointed Assistant Secretary; and
2. Bryan Radcliff is removed from Assistant Secretary

Adopted this 9th day of June, 2026.

Chairman / Vice Chairman

Secretary / Assistant Secretary

**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, May 12, 2026, at 6:00 p.m. at the New River Amenity Center, located at 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.

Present and constituting a quorum were:

Michael Valle	Chairperson
Gary Colglazier	Vice Chairperson
Jose Falcon	Assistant Secretary
Felix Leno	Assistant Secretary (<i>via Teams</i>)
Alondra De Groat	Assistant Secretary

Also present either in person or via Teams Communication were:

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

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

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

SECOND ORDER OF BUSINESS

Motion to Approve Agenda

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

i. Discussion of Pond Maintenance

a. Service Report April 14, 2026

b. Service Report April 27, 2026

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

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

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

e. District Engineer Response

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

B. Field Inspection Report

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

C. District Counsel

There was no report by District Counsel.

D. District Engineer

There was no report by District Engineer.

E. District Manager

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

ii. Registered Voters Count (304)

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

FIFTH ORDER OF BUSINESS

Business Items

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

i. Exhibit A – FY2026-2027 Proposed Budget

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

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

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

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

C. Discussion of Yellowstone Landscaping

Omitted.

D. Discussion of Alternate Litigators

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

SIXTH ORDER OF BUSINESS

Business Administration

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

B. Acceptance of Financials for the Month of April 2026

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

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

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

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

EIGHTH ORDER OF BUSINESS

Public Comments

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

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/ Assistant Secretary

Chairperson / Vice Chairperson