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, July 8, 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
Jose Falcon	Assistant Secretary *(via phone)*
Felix Leno	Assistant Secretary
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
Mark Vega	District Manager, Inframark
Vivek Babbar	District Counsel, SRV Legal *(via phone)*
Tyson Waag	District Engineer, Stantec *(via phone)*
Paul Young	Field Manager, Inframark
Josh Hamilton	Landscape, Yellowstone
Nancy Hix	Accountant, Inframark
Representative	Rizzetta
Representative	Gator Landscaping
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. Graffius called the meeting to order and called the roll. A quorum was established.

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

> On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the motion to approve the July 8, 2026, agenda carried. 4-0

THIRD ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. Aquatics Report

The Board reviewed the aquatics report provided in the agenda package and requested management contact the vendor regarding the algae in Pond 4.

B. Field Inspection Report

Mr. Young presented his Field Inspection Report to the Board. There were questions regarding the fence issues and staining and the Board requested a follow-up on these items.

C. District Counsel

Mr. Babbar provided the Board with an update on the Frontier access agreement and stated he would not recommend approving it with the current language indemnifying Frontier from liability for damages. This item was tabled.

Mr. Babbar reported no other issues.

D. District Engineer

Mr. Waag provided the Board with an update on the ongoing inspection of Pond 1. Due to the change of the meeting date resulting in the meeting being one week earlier, Mr. Waag did not have proposals available for this meeting. Mr. Waag stated his colleague Ms. Stewart has reached out to DR Horton regarding the resident lot drainage and sidewalk issue. The HOA will email a list of addresses needing review.

Mr. Babbar suggested Mr. Waag reach out to the county and get Swift Mud involved in the grading and water issues caused by county road grading at the community’s property boundary. Mr. Waag will provide the Board with a proposal to correct drainage issues at the vacant lots by pool.

E. District Manager

Mr. Graffius provided the Board with a physical copy of the budget for review and reminded them the final budget and hearing are scheduled for the August 12, 2026, meeting. He requested that they provide any questions or suggested updates for the August 12, 2026, meeting for finalization. The budget may only remain or decrease. Budget line items may be adjusted.

Mr. Graffius updated the Board on the legal update with Greenlee Law. The Letter of engagement has been signed, and a retainer is being sent for payment before review and the demand letter can be created. Mr. Vega reminded the Board they have 6 years to file a claim of defect, and the community was established in 2023.

Mr. Babbar mentioned that the August meeting was changed from August 11th to August 12th.

> On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the motion to approve changing the resolution to adopt the FY2027 Budget from August 11, 2026, to August 12, 2026, carried. 4-0

Mr. Graffius mentioned Mr. Valle requested to review all current district contracts. Mr. Graffius stated that Inframark was in the process of merging with a new company, Azuria, and reviewing our current contract to provide areas where cost savings could be passed onto their clients. Mr. Graffius provided an amendment to the contract to reflect the cost savings resulting in an annual revised contract for services in the amount of $67,695.96. While Mr. Graffius uploaded the amendment for review the Board proceeded with the new business items.

i. Discussion of Strongroom View-Only Access for Board Members

This agenda item was not discussed at this meeting.

FIFTH ORDER OF BUSINESS **Business Items**

A. Contract Review

Mr. Valle started reviewing the contracts.

Mr. Graffius provided the Board with a worksheet containing all current contracts and pricing.

Mr. Valle had reached out to contractors for Aquatics, landscaping and management services.

Mr. Graffius reminded the Board that the standard industry practice is to create and distribute a formal Request for Proposal to provide companies with notice of bid requests in order to obtain multiple bids.

Remson Aquatics provided a proposal for services for $675 a month.

On MOTION by Mr. Valle, seconded by Ms. De Groat, with all in favor, the motion to direct District Counsel to provide a notice of contract cancellation to Cross Creek effective August 31, 2026, carried. 4-0

Mr. Valle introduced Gator Landscaping and presented their proposal in the amount of $39,000.

Discussion ensued with questions posed to both Gator and Yellowstone to clarify coverages and responsibilities. Mr. Hamilton, with Yellowstone, stated they were not provided with enough time to review the contract pricing and felt there may be some ability for adjustment. But they would need time to review.

Mr. Graffius reiterated typical procedure is to supply an RFP with scope of services, so proposers are bidding based on the same criteria. Mr. Graffius noted that Yellowstone provides irrigation repairs up to a certain size per the contract and Gator did not have such language indicating the same kind of coverage.

Mr. Graffius also mentioned Gator's proposal was not clear on pest control and fertilization.

The Gator representative stated a third party would be used. Mr. Graffius mentioned a revision would be required as District agreements don't allow third party without notification and proper insurance.

Mr. Hamilton requested the decision be tabled until the August 12, 2026, meeting to allow Yellowstone the time to review their pricing and present any possible pricing adjustment.

Mr. Valle directed Mr. Babbar to contact Gator and get an agreement established for review at the August 12, 2026, meeting.

Mr. Valle introduced the Rizzetta representative and presented their management proposal. Representatives were asked follow up questions by the Board. The Rizzetta representative mentioned that there could be additional cost savings if the HOA became part of Rizzetta's management group.

Mr. Vega again apologized for not having the revised amendment on district management services reduction and informed the Board they have 6 years from the start of the community to file for any latent defects.

Mr. Graffius mentioned Inframark also has an HOA management division and could have provided discounted services.

Mr. Vega stated if the Board approved the amendment for management services with Inframark they would provide one-month free services.

> On MOTION by Mr. Falcon, seconded by Ms. De Groat, with Mr. Leno opposed, the motion to approve the Rizzetta management services contract and provide a notice of contract cancellation to Inframark with an effective date of September 7, 2026, carried. 3-1

B. Recreational Facilities Policy Review

The Board reviewed the Recreational Facilities policy changes. Mr. Falcon stated he had areas of concern and possible revisions. Mr. Graffius will obtain any suggested revisions and send them to Ms. De Groat to incorporate. The final revised document will be made available for review on the August 12, 2026, agenda.

SIXTH ORDER OF BUSINESS **Business Administration**

A. Consideration of the Meeting Minutes of June 9, 2026

B. Acceptance of Financials for the Month of May 2026

The Business Administration section was not addressed at this meeting. Both the June 9, 2026, meeting minutes and the May 2026 financials will be added to the August 12, 2026, agenda.

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

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS **Public Comments**

A resident inquired about the lack of sidewalks at the empty lot and utilities still sticking above ground.

Mr. Graffius advised that the builder stated these items were not part of their responsibility and it would have to be part of the demand letter from legal counsel.

A resident noted 5-8 dead trees, and the Board gave permission for Yellowstone to remove the dead trees.

Discussion ensued regarding orange staining on the vinyl fencing and Mr. Young advised this was due to a relief valve hitting the fence and causing mineral staining.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the meeting adjourned at 8:00 p.m. 4-0

DocuSigned by:
Lee Graffins
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Signed by:
Michael Valle
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Secretary/ Assistant Secretary — Chairperson / Vice Chairperson