

MINUTES OF MEETING
HARTFORD TERRACE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Hartford Terrace Community Development District was held on Thursday, August 15, 2024 at 2:00 p.m. at 1115 Aloha Blvd., Davenport, Florida.

Present and constituting a quorum were:

Chris Wrenn	Chairman
Eric Baker	Vice Chairman
Sean Bailey	Assistant Secretary
Serena Turke	Assistant Secretary

Also present were:

George Flint	District Manager
Tom Santos	Field Manager
Ryan Dugan	District Counsel
Jason Alligood	District Engineer

The following is a summary of the discussions and actions taken at the August 15, 2024 Hartford Terrace Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order. Four Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present other than Board and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 16, 2024 Meeting

Mr. Flint presented the minutes from the May 16, 2024 Board of Supervisors meeting. He asked for any comments, corrections, or changes. The Board had no changes to the minutes.

August 15, 2024

Hartford Terrace CDD

On MOTION by Mr. Baker, seconded by Mr. Wrenn, with all in favor, the Minutes of the May 16, 2024 Board of Supervisors Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS**Approval of Disclosure of Public Financing Report**

Mr. Flint noted when bonds are issued there is a Disclosure of Public Financing prepared and recorded in the public records. If anyone buys property within the District, this disclosure comes up in the title work and explains that the District has issued bonds subject to assessments, what the bonds paid for, and it also mentions the O&M assessments and provides contact information. Mr. Flint noted that this is for the Series 2024 bonds.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, the Disclosure of Public Financing Report, was approved.

FIFTH ORDER OF BUSINESS**Public Hearing**

Mr. Flint asked for a motion to open the budget and assessment hearings.

On MOTION by Mr. Wrenn, seconded by Mr. Bailey, with all in favor, the Public Hearing was opened.

A. Consideration of Resolution 2024-05 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations

Mr. Flint noted there are no members of the public present to provide comments. Resolution 2024-05 adopts the 2025 budget. The Board previously approved a proposed budget and set the hearing for today. Attached as exhibit 'A' is the proposed budget. It contemplates assessments \$167,250 which fund administrative and maintenance costs. There are 436 ERU's and 517 assessable units. He asked for any questions on the resolution or the proposed budget.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, Resolution 2024-05 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated there are no members of the public present. Resolution 2024-06 is the assessment roll that goes along with the budget the Board just approved.

August 15, 2024

Hartford Terrace CDD

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Baker, seconded by Mr. Wrenn, with all in favor, the Public Hearing was closed.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2025 Direct Collection Agreement

Mr. Dugan stated the purpose of this agreement is to cover the O&M assessments that are levied on Phase 2, as that property wasn't included on the tax roll assessments and covered by the Districts direct collection of that portion of the assessments from the landowner. It provides the terms for collection and due dates.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, the Fiscal Year 2025 Direct Collection Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Uniform Collection Agreement with the Polk County Tax Collector

Mr. Flint noted as part of using the Uniform Collection Method which is the tax bill for the debt and O&M assessments, the District is required to enter in agreement with the tax collector and property appraiser. This is the agreement with the tax collector. The form of agreement is standard and Counsel has reviewed it. The fees charged are specified in the statute.

On MOTION by Mr. Wrenn, seconded by Mr. Bailey, with all in favor, the Uniform Collection Agreement with the Polk County Tax Collector, was approved.

EIGHTH ORDER OF BUSINESS

Adoption of District Goals & Objectives

Mr. Flint noted GMS has developed some goals and objectives that cover three main areas, community communication and engagement, infrastructure and facilities maintenance, and financial transparency and accountability. Board members are familiar with the measurements that are recommended.

August 15, 2024

Hartford Terrace CDD

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, the Adoption of Goals & Objectives, was approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Dugan had nothing further to report.

B. Engineer

Mr. Allgood updated as far as progress, the turn lane has been approved by DOT. They are moving through Phase 2 on the onsite and permitting for DOT on the offsite. The main entrance North is going fairly smoothly.

C. District Manager's Report**i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through the end of June. He asked for any questions.

ii. Approval of Funding Requests #32 – #35

Mr. Flint stated Funding Requests #32- #35 were transmitted to the developer under the funding agreement.

On MOTION by Mr. Wrenn, seconded by Mr. Bailey, with all in favor, Funding Requests #32- #35, were approved.

iii. Approval of Fiscal Year 2025 Meeting Schedule

Mr. Flint stated the Board will meet on the third Thursday of each month at 2:00 p.m. in this location.

On MOTION by Mr. Baker, seconded by Mr. Bailey, with all in favor, the Fiscal Year 2025 Meeting Schedule, was approved.

TENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS**Supervisor's Requests**

A Board member asked if there is anything to turn over to the CDD at Hartford. Mr. Dugan noted they are working on the shore improvement and a portion of the offsite improvements. The

August 15, 2024

Hartford Terrace CDD

portion that was complete has acquisitioned. They are waiting on the District to sign documents from Eric and Chris. Mr. Baker asked if there is an exhibit which calls out what is CDD and what is HOA. Mr. Flint will send Jason an example to pull that together.

TWELFTH ORDER OF BUSINESS**Adjournment**

Mr. Flint asked for a motion to adjourn the meeting.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, the meeting was adjourned.

DocuSigned by:

George Flint

B61B5DF43164AD...

Secretary/Assistant Secretary

Signed by:

Chris Wrenn

71FBE3FB4C834D3...

Chairman/Vice Chairman