

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, July 17, 2025, at 2:00 p.m. at 1115 Aloha Blvd., Davenport, Florida.

Present and constituting a quorum were:

Mary Burns	Assistant Secretary
Sean Bailey	Assistant Secretary
Serena Turke	Assistant Secretary

Also, present were:

George Flint	District Manager
Ryan Dugan <i>by phone</i>	District Counsel
Jason Alligood <i>by phone</i>	District Engineer
Ashley Hilyard	Field Manager

The following is a summary of the discussions and actions taken at the July 17, 2025 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 and called roll. Three Board Members were in attendance constituting a quorum.

Mr. Flint stated he had performed the oath of office to Mr. Bailey and Ms. Burns. He provided an overview of the CDD, their purpose, and their roles as Board Members. Mr. Flint explained the two parts of assessments that the CDD levies, and stated they show up on the tax bill. He noted that is how the CDD collects assessments. He added there is a debt service component and an operations and maintenance component. Mr. Flint stated this budget starts the next fiscal year on October 1st as a proposed increase in assessments. By Florida statute a required

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notice will be sent to all homeowners informing them of the required public hearing which is held today.

Mr. Flint explained the role of the Board Members that are elected on a landowner’s election with the developer. He explained how the requirements for the seats transition to general election. He added currently all the Board Members are affiliated with the developer.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint asked for any members of the public present to provide comments.

Resident commented that she had discovered her land will not be supported by Davenport water and the lack of water pressure. She asked for an understanding. Staff explained the steps of installation of the streetlights and explained that the City is responsible for the water.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Chris Wrenn and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026

Mr. Flint stated they had received a resignation letter from Chris Wrenn and asked for a motion to accept the resignation.

On MOTION by Mr. Bailey, seconded by Ms. Turke, with all in favor, Accepting the Resignation Letter from Chris Wrenn, was accepted.

Mr. Flint stated when there is a vacancy on the Board they can appoint someone. He asked if the Board would like to appoint someone to fill the vacancy at this time. Mr. Bailey nominated Mr. Bernard Sullivan.

On MOTION by Mr. Bailey, seconded by Ms. Turke, with all in favor, Appointing Bernard Sullivan to Fulfill the Board Vacancy with a Term Ending November 2026, was approved.

B. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint noted Bernard Sullivan was not in attendance but could be sworn in before the next Board meeting.

C. Election of Officers

D. Consideration of Resolution 2025-07 Electing Officers

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Mr. Flint stated this resolution is for electing officers. He reviewed the current slate of officers with Chris Wrenn as Chair. Board consensus was for Sean Bailey to serve as Chairman, Bernard Sullivan as Vice Chair, and Ms. Turke and Ms. Burns as Assistant Secretaries.

On MOTION by Mr. Bailey, seconded by Ms. Turke, with all in favor, Resolution 2025-07 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the April 17, 2025 Meeting

Mr. Flint presented the minutes from the April 17, 2025 meeting. He asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Bailey, seconded by Ms. Turke, with all in favor, the Minutes of the April 17, 2025 Board of Supervisors Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2024 Audit Report

Mr. Flint asked for approval of the Fiscal Year 2024 Audit Report. He added this is a requirement and the Board selected an independent auditor. He noted this report has been filed to the State of Florida. He stated there were no findings and it is a clean report.

On MOTION by Mr. Bailey, seconded by Ms. Turke, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Public Hearing

Mr. Flint asked for a motion to open the public hearing for presentation of the 2026 proposed budget. He added there is a proposed increase in assessments and a mailed notice has been sent and published.

On MOTION by Mr. Bailey, seconded by Ms. Turke, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2025-08 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Mr. Flint presented the Fiscal Year 2026 Budget relating to the annual appropriations and the funding. He reviewed the increases in the budget. He noted the townhomes went from \$165 to

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\$281. The 40 foot lots went from \$330 to \$560. The 50 foot lots went from \$412 to \$701. The 60 foot lots went from \$495 to \$842.

Mr. Flint asked for any comments or questions on the proposed budget.

Resident asked why the budget was done before for a full year. Mr. Flint explained why the assessment was for partial year expenses. He explained that the first year was at a lower rate.

Mr. Flint asked for any questions from the Board. Hearing no questions from the Board, Mr. Flint asked for approval of the Fiscal Year 2026 Budget relating to the annual appropriations.

On MOTION by Mr. Bailey, seconded by Ms. Turke, with all in favor, Resolution 2025-08 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2025-09 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint presented Resolution 2025-09 and explained how the CDD collects assessments.

On MOTION by Mr. Bailey, seconded by Mr. Turke, with all in favor, Resolution 2025-09 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. Bailey, seconded by Ms. Turke, with all in favor, Closing the Public Hearing, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Deficit Funding Agreement

Mr. Flint stated this is the deficient funding agreement between the CDD and Pulte for \$54,274.

On MOTION by Mr. Bailey, seconded by Ms. Turke, with all in favor, the Fiscal Year 2026 Deficit Funding Agreement, was approved.

EIGHTH ORDER OF BUSINESS

District Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals and Objectives

Mr. Flint stated this is required for Districts to annually adopt goals and objectives. He reviewed the goals and objectives and each section for the District.

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On MOTION by Mr. Bailey, seconded by Ms. Turke, with all in favor, Adoption of the Fiscal Year 2026 Goals and Objectives, were approved.

B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorization to Chair to Execute

Mr. Flint stated this is the goals and objectives adopted last year. Each District is required to evaluate how they did on the goals and then post them on the District’s website. This motion will delegate the authority of the Chair to approve the report and allow us to post these on the website. Then they can be brought back to the Board for ratification.

On MOTION by Ms. Turke, seconded by Ms. Burns, with all in favor, the Fiscal Year 2025 Goals and Objectives to Delegate the Authorization to the Chair to Execute, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Dugan had nothing to report.

B. Engineer

Mr. Alligood had nothing specific to report but offered to take any questions.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint stated next is the check register and offered to take any questions. He noted the first check register is for April 4th through June 5th for \$12,134.66 and the second check register is for June 6th through July 3rd for \$14,138.91.

On MOTION by Mr. Bailey, seconded by Ms. Turke, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint noted you have been provided the unaudited financials through the end of May. There is no action required. He noted they are 100% collected.

iii. Presentation of Number of Registered Voters – 48

Mr. Flint noted the number of registered voters in the District as of April 15th is 48.

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iv. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Flint noted the Board is required to approve a meeting schedule. He asked the Board if they wanted to approve this schedule or would they like to make any changes. The Board discussed the location and what the process would be for changing location. Mr. Flint added they could change the schedule at any time if it is posted.

On MOTION by Mr. Bailey, seconded by Ms. Turke, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

D. Field Manager’s Report

Ms. Hilyard provided the Field Manager’s Report which was included in the meeting agenda for Board review.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bailey, seconded by Ms. Turke, with all in favor, the meeting was adjourned.

DocuSigned by:
George Flint

Secretary/Assistant Secretary

DocuSigned by:
Sean Bailey

Chairman/Vice Chairman