MINUTES OF MEETING
CRESSWIND LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Cresswind Lake Harris Community Development District held a Special Meeting and Audit Committee Meeting on May 22, 2025 at 11:00 a.m., at Halff Associates, Inc., 902 N Sinclair Ave., Tavares, Florida 32778.

Present:

Justin Allen	Chair
Mark Bines	Vice Chair
Brian Valavicius	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rogriguez (via telephone)	Wrathell, Hunt and Associates, LLC
Ashely Ligas (via telephone)	District Counsel
Chuck Hiott	District Engineer

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 11:06 a.m.

Supervisors Allen, Bines and Valavicius were present. Supervisors Morton and Walker were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-01.

The Landowners' Election was not held as no Proxy Holders, Landowners or Landowner Representatives attended.

Ms. Ligas stated Resolution 2025-01 can be deferred as there were no results to certify.

▪ **Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 202_**

This item, previously the Seventh Order of Business, was presented out of order.

Mr. Allen nominated Rob Fisher to fill Seat 5.

No other nominations were made.

On MOTION by Mr. Bines and seconded by Mr. Valavicius, with all in favor, the appointment of Rob Fisher to Seat 5, was approved.

- **Administration of Oath of Office**

The Oath of Office will be administered at or before the next meeting.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Declaring a Vacancy in Seat 3, Seat 4 and Seat 5 of the Board of Supervisors; and Providing an Effective Date**

This item was deferred.

FIFTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 202_**

This item was not addressed.

- **Administration of Oath of Office (the following will also be provided in a separate package)**

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

SIXTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 202_**

This item was not addressed.

- **Administration of Oath of Office**

SEVENTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 202_**

This item was addressed following the Third Order of Business.

- **Administration of Oath of Office**

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-03.

Mr. Allan nominated the following slate:

Justin Allen	Chair
Mark Bines	Vice Chair
Bradley Walker	Assistant Secretary
Brian Valavicius	Assistant Secretary
Rob Fisher	Assistant Secretary
Felix Rodriguez	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Allen and seconded by Mr. Valavicius, with all in favor, Resolution 2025-03, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Ratifying the Actions of the District Manager in Redesignating the Time for Landowners' Meeting; Providing for Publication, Providing for an Effective Date**

Resolution 2025-04 was deferred.

Discussion ensued regarding resetting the Landowners' Election to a future date and the Landowner(s) providing proxies if they will not attend.

TENTH ORDER OF BUSINESS **Ratification of Acquisition of Phase 1 Improvements**

Ms. Ligas presented the documents related to acquisition of the Phase 1 improvements.

On MOTION by Mr. Bines and seconded by Mr. Allen, with all in favor, acquisition of the Phase 1 improvements, and the related documents, were ratified.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2025**

On MOTION by Mr. Allen and seconded by Mr. Bines, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS **Approval of Minutes**

A. September 18, 2024 Public Hearing and Regular Meeting

B. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Allen and seconded by Mr. Bines, with all in favor, the September 18, 2024 Public Hearing and Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, both as presented, were approved.

- **Consideration of Resolution 2025-05, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florda Law and Providing for an Effective Date**

This item was an addition to the agenda.

Mr. Torres distributed the proposed Fiscal Year 2026 budget. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

Mr. Torres stated that he received Resolution 2025-05 from District Counsel but did not have it available for distribution at the meeting.

On MOTION by Mr. Allen and seconded by Mr. Bines, with all in favor, Resolution 2025-05, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florda Law for August 8, 2025 at 11:00 a.m., at Halff Associates, Inc., 902 N Sinclair Ave., Tavares, Florida 32778, and Providing for an Effective Date, was adopted.

- **Redesignating the Date and Time of the Landowners' Meeting/Election for Seats 3, 4, and 5**

This item was an addition to the agenda.

On MOTION by Mr. Allen and seconded by Mr. Bines, with all in favor, Redesignating the Date and Time of the Landowners' Meeting/Election for Seats 3, 4, and 5 to June 26, 2025 at 1:00 p.m., at Halff Associates, Inc., 902 N

> **Sinclair Ave., Tavares, Florida 32778, and Providing for an Effective Date, was approved.**

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Discussion ensued regarding when the new parcel to the west will be added to the CDD, when a Boundary Amendment request should get underway and when bond issuance will likely need to occur.

B. District Engineer (Interim): Halff & Associates, Inc.

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: TBD**
  - **QUORUM CHECK**

Mr. Torres stated that he will conduct the reset Landowners' Election on June 26, 2025.

The next meeting will be on August 8, 2025 at 1:00 p.m.

FOURTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

> **On MOTION by Mr. Valavicius and seconded by Mr. Allen, with all in favor, the meeting adjourned at 11:35 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair