MINUTES OF MEETING
CRESSWIND LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Cresswind Lake Harris Community Development District held Public Hearings, a Regular Meeting and Audit Committee Meeting on August 8, 2025 at 11:00 a.m., at Halff Associates, Inc., 902 N Sinclair Ave., Tavares, Florida 32778.

Present:

Justin Allen	Chair
Brian Valavicius	Assistant Secretary
Rob Fisher	Assistant Secretary

Also present:

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

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

Mr. Torres called the meeting to order at 11:02 a.m. The Oath of Office was administered to Rob Fisher before the meeting. Supervisors Allen, Valavicius, and Fisher were present. Supervisors Bines and Walker were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Rob Fisher [Seat 5]; (the following to be provided in a separate package)**

The Oath of Office was administered before the meeting. Mr. Fisher is familiar with the following:

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

FOURTH ORDER OF BUSINESS **Acceptance of Resignation of Bradley Walker [Seat 3]**

On MOTION by Mr. Allen and seconded by Mr. Valavicius, with all in favor, the resignation of Bradley Walker from Seat 3, was accepted.

FIFTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2026**

Mr. Fisher nominated Bridget Stevens to fill Seat 3. No other nominations were made.

On MOTION by Mr. Fisher and seconded by Mr. Valavicius, with all in favor, the appointment of Bridget Stevens to fill Seat 3, was approved.

- **Administration of Oath of Office to Appointed Supervisor**

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

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-06. Mr. Fisher nominated the following slate:

Justin Allen	Chair
Mark Bines	Vice Chair
Bridget Stevens	Assistant Secretary
Brian Valavicius	Assistant Secretary
Rob Fisher	Assistant Secretary

No other nominations were made. This Resolution removes the following from the Board:

Bradley Walker	Assistant Secretary

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

Craig Wrathell	Secretary

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

On MOTION by Mr. Fisher and seconded by Mr. Valavicius, with all in favor, Resolution 2025-06, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Affidavit of Publication

B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Torres presented Resolution 2025-07. 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.

On MOTION by Mr. Allen and seconded by Mr. Valavicius, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Allen and seconded by Mr. Valavicius, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Allen and seconded by Mr. Valavicius, with all in favor, Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law**

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

C. Consideration of Resolution 2025-08, Making A Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres presented Resolution 2025-08.

On MOTION by Mr. Fisher and seconded by Mr. Valavicius, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Allen and seconded by Mr. Fisher, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Allen and seconded by Mr. Valavicius, with all in favor, Resolution 2025-08, Making A Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Torres presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Fisher and seconded by Mr. Valavicius, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and

Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2025-09, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date**

Mr. Rom presented Resolution 2025-09. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Allen and seconded by Mr. Fisher, with all in favor, Resolution 2025-09, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Recess Public Hearing and Regular Meeting/Commencement of Audit Selection Committee Meeting**

Mr. Torres recessed the Public Hearing and Regular Meeting and commenced the Audit Selection Committee Meeting.

TWELFTH ORDER OF BUSINESS **Review of Responses to Request for Proposals (RFP) for Annual Audit Services**

A. Affidavit of Publication

B. RFP Package

These items were included for informational purposes.

C. Respondent(s)

Mr. Torres discussed the qualifications and pricing for each of the following respondents.

I. Berger, Toombs, Elam, Gaines & Frank

Bid: $3,950 for the year ended September 30, 2024, plus an additional $1,400 with bond issuance.

II. Carr, Riggs & Ingram, L.L.C.

Bid: $5,500 for Fiscal Year 2024, plus an additional amount not to exceed $5,000 per year with bond issuance.

III. DiBartolomeo, McBee, Hartley & Barnes, P.A.

Bid: $4,100 for Fiscal Year 2024, $4,250 for Fiscal Year 2025, $4,350 for Fiscal Year 2026, $4,500 for Fiscal Year 2027 and $4,650 for Fiscal Year 2028, plus an additional mutually approved amount with bond issuance.

IV. Grau & Associates

Bid: $3,100 for Fiscal Year 2024, $3,200 for Fiscal Year 2025 and $3,300 for Fiscal Year 2026, $3,400 for Fiscal Year 2027, and $3,500 for Fiscal Year 2028, plus an additional $1,500 with bond issuance.

D. Auditor Evaluation Matrix/Ranking

Mr. Allen presented his Auditor Evaluation Matrix scores and ranking. The Board, sitting as the Audit Selection Committee, agreed with Mr. Allen's scores and ranking, as follows:

#1	Grau & Associates	100 Points
#2	DiBartolomeo, McBee, Hartley & Barnes, P.A.	98 Points
#3 (Tie)	Carr, Riggs & Ingram, L.L.C.	97 Points
#3 (Tie)	Berger, Toombs, Elam, Gaines & Frank	97 Points

THIRTEENTH ORDER OF BUSINESS **Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

Mr. Torres terminated the Audit Selection Committee Meeting and reconvened the Regular Meeting.

FOURTEENTH ORDER OF BUSINESS **Consider Recommendation of Audit Selection Committee**

- **Award of Contract**

On MOTION by Mr. Fisher and seconded by Mr. Valavicius, with all in favor, accepting the Audit Selection Committee scores, ranking and recommendation ranking Grau & Associates, as the #1 ranked respondent to the RFP for Annual Audit Services as the Board's own, awarding the Annual Audit Services Contract to Grau & Associates, and authorizing Staff to engage Grau & Associates, was approved.

FIFTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2025**

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

SIXTEENTH ORDER OF BUSINESS **Approval of May 22, 2025 Special Meeting and Audit Committee Meeting Minutes**

On MOTION by Mr. Fisher and seconded by Mr. Valavicius, with all in favor, the May 22, 2025 Special Meeting and Audit Committee Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

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

There were no District Counsel or District Engineer reports.

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

- **0 (Zero) Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: TBD**
  - **QUORUM CHECK**

Mr. Torres stated meetings will be scheduled, as necessary.

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

There were no Board Members' comments or requests.

NINETEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TWENTIETH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Allen and seconded by Mr. Valavicius, with all in favor, the meeting adjourned at 11:19 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair