MINUTES OF MEETING
HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Heritage Harbour North Community Development District was held on Thursday, June 4, 2026 at the Sanctuary Clubhouse (Community Room), 6835 Willowshire Way, Bradenton, Florida 34212. It began at 1:00 p.m. and was presided over by Ms. Nancy Lyons, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Nancy Lyons	Chairperson
John Wisz	Vice Chairperson
Pauline Tasler	Assistant Secretary
Michael Fisher	Assistant Secretary
Louise Buckley	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel

Audience:
Daryl & Lynette Falkowski
Courtney ___________

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

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

Mr. Ward called the meeting to order at approximately 1:00 p.m. He called roll and all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS **Consideration of Minutes**

April 2, 2026 – Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes.

One correction was made.

On MOTION made by Michael Fisher, seconded by Louise Buckley, and with all in favor, the April 2, 2026 Regular Meeting Minutes were approved as corrected.

THIRD ORDER OF BUSINESS Consideration of Resolution 2026-8

Consideration of Resolution 2026-8, a Resolution of the Board of Supervisors of Heritage Harbour North Community Development District Approving the Agreements with PFM Management Services LLC, and PFM Financial Advisors LLC; Authorizing the Chairperson to Execute the Agreements; Providing General Authorization; and addressing conflicts, severability, and an effective date

Mr. Ward stated he sold his firm to PFM Management Services LLC and PFM Financial Advisors LLC. He noted he would remain with PFM for a year or so before he transitioned out. He explained Resolution 2026-8 transferred the JPWard and Associates LLC agreement over to PFM. He explained PFM separated his single agreement into two agreements, one with PFM Management Services and one with PFM Financial Advisors. He stated he noticed the rate structure was incorrect in the agreements, so he would update the rate structure. He explained the scope of services and fee structures would remain the same as they were with JPWard. He indicated the agreement forms had been reviewed by Mr. Greg Urbancic. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Michael Fisher, seconded by John Wisz, and with all in favor, Resolution 2026-8 was adopted, and the Chair was authorized to sign.

Ms. Lyons indicated she researched PFM and gathered information if any other Board Members were interested. She stated PFM managed 55 out of the 900 districts in the State of Florida.

Mr. Ward: I'm going to add to the Agenda an Item to amend the dates, time, and location for the balance of the fiscal year, so we can go back to the main clubhouse. We have a meeting scheduled for July 2, two days before the holidays, so that's off. The other two meetings we have scheduled are August 6 and September 3, at 1 o'clock at the River Strand Golf and Country Club, 7155 Grand Estuary Trail, Bradenton, FL 34212. We will re-advertise those dates for you. If we need a meeting between now and the August meeting, my office will call you and we will schedule a July meeting in between if needed.

Ms. Buckley stated she would be out of town for the summer, in her home in North Carolina, and she worried about receiving the Agenda which was shipped to her home.

Mr. Ward indicated he would get her North Carolina address after the meeting and ship the Agenda there; she was welcome to attend the meeting remotely in August.

Discussion ensued regarding who would be present in person for the August and September meetings.

On MOTION made by John Wisz, seconded by Louise Buckley, and with all in favor, Resolution 2026-9 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS Staff Reports

I. District Attorney

Mr. Greg Urbancic reminded the Board to complete the ethics training requirement.

Ms. Lyons asked if Mr. Urbancic made a note of his legal review of the new contract with PFM.

Mr. Urbancic: Yes. I have looked at those contracts. I have the pleasure of working with Jim in a number of districts and I had a chance to look at those contracts. We negotiated some of those provisions with PFM to come up with something satisfactory. There were a couple of changes we had to make, and I just wanted some clarifications on insurance. I think the contracts are in good form. You have a 30 day termination period to the extent that something doesn't work out. I'm comfortable with the form. It does the job intended.

Ms. Lyons asked Mr. Urbancic to write a letter of opinion, or even just a little note for the file indicating he reviewed, and approved, the agreements.

Mr. Urbancic agreed.

II. District Engineer

No report.

III. District Manager

a) Supervisor of Elections Qualified Elector Report dated April 15, 2026
b) Important Board Meeting Dates for Balance of Fiscal Year 2026
– Seats 1, 3, & 5 Candidate Qualifying Period: June 8, 2026 – June 12, 2026
c) Financial Statement for period ending March 31, 2026 (unaudited)
d) Financial Statement for period ending April 30, 2026 (unaudited)

Mr. Ward: Remember your Form 1 is due before July 1, 2026. It's electronic. Log onto the ethics website and file your Form 1. It will say 2025 on it, but you are filing it this year. They are always a year behind schedule. Also, the Supervisor of Elections provides the number of qualified electors by April 15 of each year. You have 2,032. Since you have already transitioned to a qualified elector board it has no impact, but it is still reported to you annually. Remember the qualifying period is June 8 through June 12.

FIFTH ORDER OF BUSINESS Supervisor's Requests

Mr. Ward asked if there were any Supervisor's Requests; there were none.

SIXTH ORDER OF BUSINESS **Public Comments**

Mr. Ward asked if there were any public questions or comments.

Mr. Daryl Falkowski asked about the status of the possible litigation with the current water supplier. *I know we are currently contracted with them until 2036, and we would like to know if we are pursuing getting out of that contract and where we are with that.*

Mr. Ward: We obviously have not instituted any litigation against Florida Water Utilities and don't intend on doing that in the near future. We are aggressively moving forward with construction of the new reuse main. I think we are about 80 percent completed with the design plans at this point and will go into permitting with the County shortly. We realized during this process that we will have to work with the Heritage Harbour South CDD. They apparently own a roadway in this community, so we will go through the permitting process with that District also. I am working with Truist bank on a loan for you which at this point is moving along fairly well and then obviously Greg and I are working on any matters which may foreseeably come before you with respect to any litigation matters. So far we are not in litigation.

Ms. Lynnette Falkowski: I was wondering if the increase to our tax bills included a potential settlement we would have to pay to get out of our contract with the water supplier?

Mr. Ward: We did include litigation fees in the contract. We did not include any settlement with the company because we don't expect there will be a settlement with the company at this point. If you look at that agreement, there are pitfalls in that agreement. And there is liability and risk for the processes we are going through, but if you read the agreement other than the termination date, we are not affecting the rights under that agreement to provide water to this community. They can do that. We are not moving the existing line. We are building a new reuse line to the County system. They can still provide water all they want. The agreement doesn't stop, and it can't stop the CDD from providing water, although we know they will litigate the issue, we know that. But that hasn't been fully flushed out at this point.

Ms. Falkowski: There is nothing stopping them from billing the River Strand community for water whether we use it or not. We get a weekly water notification saying because of the drought the water is shut off, but we still are getting bills that we are obligated to pay. That's my concern. We are going to get this infrastructure in. We may not get another drop of water from them, but what's going to stop us from getting those bills that we have to pay?

Mr. Ward: The agreements for the billing is not with the CDD directly. The agreements are between Florida Water and the Master Association. I don't know what those agreements look like. I've never seen one. We are not a party to those agreements, so how the billing works will never come to the CDD. If you look at the long term prognosis for this community, building infrastructure where you control the destiny of this community and the assets to provide water to millions of dollars' worth of landscaping is a good thing to do on a long-term basis for you. I know we are going to have to fight with everybody about this issue, but we have to set *ourselves up correctly to be able to provide water to the community and if we have to wait this out until 2036, so be it. But we've got to move the process forward at this point to get to that end goal in ten years.*

Discussion ensued regarding how the surrounding communities irrigated their landscaping; how the new irrigation plan might affect neighboring communities; a potential partnership with Heritage Harbour South CDD; the County reclaim water system being excellent and able to provide enough water for Heritage Harbour North, Heritage Harbour South, as well as Stonybrook; whether or not Heritage Harbour South would be interested in partnering with Heritage Harbour North; Heritage Harbour South never expressing any interest in a partnership with Heritage Harbour North; how the CDD notified the community about meetings; and how the CDD might better inform the community about meetings.

SEVENTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 1:29 p.m.

On MOTION made by Michael Fisher, seconded by John Wisz, and with all in favor, the Meeting was adjourned.

Heritage Harbour North
Community Development District

Signature: James Ward
James Ward (Sep 4, 2026 12:32:28 EDT)
Email: wardj@pfm.com
James P. Ward, Secretary

Signature: Nancy Lyons
Nancy Lyons (Sep 5, 2026 11:54:10 EDT)
Email: ternanlyons@aol.com
Nancy Lyons, Chairperson

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Final Audit Report 2026-09-05

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