

**MINUTES OF MEETING
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District (“CDD” or “District”) was held Thursday, March 27, 2025, at 6:00 p.m. at Su Mesa Café, 7250 Harmony Square Dr S, St. Cloud, FL 34773.

Present and constituting a quorum were:

Daniel Leet	Chairman
Lucas Chokanis	Vice Chairman
Julie Williams	Assistant Secretary
Brittney Coronel	Assistant Secretary

Also present,

Joseph Gonzalez	District Manager, Inframark
Ryan Dugan	District Legal Counsel, Kutak Rock
Kyle Goldberg	Field Inspection Coordinator, Inframark
Jose Pabon	Field Supervisor, Inframark
Nick Lomasney	Area Operations Manager, United Land Services
Howard Neal	Field Services Director, Inframark
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents a recap of the discussions and actions taken at the meeting. The full meeting recording is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Mr. Leet called the meeting to order at 6:00 p.m. and a quorum was established.

SECOND ORDER OF BUSINESS Adoption of the Agenda

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the agenda was adopted.
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THIRD ORDER OF BUSINESS Audience Comments

A resident stated that she had missed the recent meeting and heard there were comments made regarding the roundabout. The resident expressed interest in obtaining a way to review the meeting minutes. Additionally, the resident mentioned that she wanted to address an email that had been sent to the Board concerning the bond refinance.

A resident mentioned inquiring about the speed bumps and noted having witnessed someone speeding in the area. The resident also asked if aeration could be implemented around the ponds. Additionally, the resident stated that she had spoken with the landscaping company regarding the annuals, as she feels they have not been looking well-maintained. The resident also requested that the trails be properly maintained.

A resident stated that she regularly uses the pool at the swim club and expressed concern that, since the restaurant opened, the parking lot has primarily been used by restaurant patrons rather than those using the pool.

FOURTH ORDER OF BUSINESS Staff Reports

A. United Land Services Landscaping Report

It was mentioned that the circle has been completed, including the installation of sod and the feather grass. It was also noted that deer have been eating the Arbutus; deer repellent has been ordered and will be applied next week. A proposal for annuals is scheduled to be discussed at today's meeting.

i. Consideration of Damaged Sod Proposal

The item was tabled until next month, pending a professional opinion from United.

ii. Consideration of Spring Flowers Annuals Proposal

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Spring Flowers Annuals proposal in the amount of \$3,500, was approved.

B. Field Inspection Report

Issue Number 19 was completed today. The ADA pads have been ordered and, once they arrive, they will be installed by the field staff.

Ms. Coronel raised concerns regarding the amenity access card process. She noted the absence of a clear procedure for residents to follow and highlighted inconsistencies in turnaround times. Although a 1–3 day processing window was previously established, Ms. Coronel stated she has experienced delays beyond that timeframe for cards she personally requested. Additionally, she pointed out a lack of communication with residents regarding missing forms. Ms. Coronel emphasized the need to implement a clear standard operating procedure to prevent resident frustration. Mr. Leet agreed that a more efficient system should be established in place of the current email-based process.

i. Discussion of Jago Pro Proposals

The sidewalk proposal was tabled until the District Engineer assesses the sidewalk repair.

A proposal for commercial door installation submitted by Economy Systems

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, commercial door installation proposal in the amount of \$590 was approved.

A proposal for the Buck Lake restroom pump by WindRiver.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, Buck Lake restroom pump proposal in the amount of \$7,275 was approved.

D. District Engineer

The ramp at Clay Brook Road has been completed.

E. District Counsel

- i. **Notice of Rule Development for License Fee and Removal Deposit**
- ii. **Notice of Rulemaking for License Fee and Removal Deposit**

The Board opened the floor for discussion regarding the license fee.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the public hearing is open.

A resident commented that allowing signage could become a headache for the CDD and may create challenges for management. The resident also expressed concern that the proposed fee amount is too small.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the public hearing is closed.

iii. Consideration of Resolution 2025-06, Setting Rate Ranges

The Board designated by motion a \$500 annual fee and a 2,000 deposit.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, Resolution 2025-06, Setting Rate Ranges was adopted as amended.

iv. Consideration of Resolution 2025-07, Adopting Signage Policy

A motion was made to adopt Resolution 2025-07, with the amendment that Mr. Gonzalez must bring any proposed signage to the Board for approval.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, Resolution 2025-07, Adopting Signage Policy was adopted as amended.

125
126 **v. Consideration of Adoption of Current License Fee and Current Deposit Amount by**
127 **Motion**
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129 On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in
130 favor, Current License Fee and Current Deposit Amount was adopted.
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133 **vi. Discussion of Board Member Social Media Engagement**
134 This item was tabled.
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136 **F. District Manager**

137 Mr. Gonzalez had nothing to report.
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139 **FIFTH ORDER OF BUSINESS Business Items**

140 **A. Presentation by MBS Capital Markets, LLC Regarding Bond Refinance**

141 **i. Agreement for Underwriting Services**

142 **ii. Refunding Summary**

143 MBS presented the bond refinance presentation and informed the Board of the refunding
144 summary. A motion was made to direct District Counsel and District Management to work with
145 FMS.

146 On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in
147 favor, the Board directed District Counsel and District Management
148 to work with FMS.
149

150 **B. Discussion of SOD Damage Behind Dark Sky**

151 Ms. Coronel expressed concern regarding consistency in the process for easements,
152 deposits, and enforcement. Ms. Coronel was not inclined to charge the resident, as it appears the
153 grass has grown back. Mr. Gonzalez stated that Kutak Rock was not involved in the preparation
154 of the original easement and recommended that, moving forward, either current District Counsel
155 prepare such documents or that Kutak Rock prepare a license agreement. The Board agreed to
156 table the matter until next month to evaluate the progress of the turf restoration.
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158 **C. Discussion of Leaf Clean-Up**

159 Mr. Gonzalez will contact the County regarding drainage cleaning and will confer with
160 the District Engineer about utilizing APS for cleaning the drains. The boats at the bass docks will
161 be removed for painting. It was noted that the issues pending from the field inspection have been
162 completed. Pressure washing has been performed at the community entrances. For Issue Number
163 7, it was mentioned that the entire team is needed to remove the accumulated leaves. Issues 11
164 and 12 were completed on the same day as the inspection.
165

D. Discussion of Harmony Pool Cameras**E. Discussion of Flock Safety System**

The matter cannot be discussed at this time and will need to be addressed in a shade session.

F. Discussion of Chatflow 360 AI

A 24/7 answering service was discussed. The Board made no decision to move forward with implementation.

SIXTH ORDER OF BUSINESS**Consent Agenda****A. Consideration of Minutes from February 27, 2025, Regular Meeting****B. Review of Financial Statements****C. Acceptance of Check Register #298**

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the consent agenda was approved.

SEVENTH ORDER OF BUSINESS**Supervisor Requests**

There are no supervisor requests at this time.

EIGHTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the meeting adjourned at 9:22 p.m.

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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman