

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Thursday, August 28, 2025, at 6:00 p.m.

**Su Mesa Cafe at 7250 Harmony Square Dr. S,
Harmony, FL 34773**

Board Members Present:

Daniel Leet	Chairman	
Lucas Chokanis	Vice Chairman	(via phone)
Julie Williams	Assistant Secretary	
Jo Phillips	Assistant Secretary	
Brittney Coronel	Assistant Secretary	

Also Present:

Lynne Mullins	PFM	
Blake Firth	PFM	
Kevin Plenzler	PFM	
Verona Griffith	PFM	(via phone)
Mike Eckert	District Counsel	(via phone)
David Hamstra	Pegasus	
Samantha Sharenow	Berman	
Eddie Padua	Berman	
Edgard Morales	Berman	
Carlos Negron	Berman	
Matthew Mendez	Berman	
Jonathan Rosado	Berman	
Nick Lomasney	ULS	
Dylan Schwartz	FMSbonds, Inc.	(via phone)
Cynthia Wilhelm	Nabors Giblin & Nickerson	(via phone)
Members of the Public		

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Mr. Leet called the Board of Supervisors meeting of the Harmony Community Development District to order at 6:00 p.m. Roll call was taken, and quorum was established.

Public Comment Period

A resident had a comment stating the new District Management company has been great at communicating with her. She also stated that there were minors with firearms at Cat Lake and she is concerned with the security of the community. She had a comment regarding trailer parking and noted it is on the agenda.

A resident noted he is a new member of the community, and stated his property is up against Cat Lake. There was an incident that took place over the weekend. He gave an overview of the incident and noted he had heard gunshots coming from the lake area. The police were contacted and investigated the incident. He has also reported the incident to Jones Homes and Mr. Hill. He recommended locking the gate. The Board will follow up.

Mr. Heck, the President of the Community Garden Committee, had a comment regarding the process of collecting dues. He would like to have the process reviewed and to streamline the process of reimbursement for Garden related expenses. He noted the deadline to sign up for the Committee is September 20th, 2025.

Mr. Shea, the President of the HROA Board, gave an overview of the holiday décor for the Square. He noted there will be a main 15-foot tree and would also like to incorporate a Festival of Trees for residents. He would like to decorate the light poles as well with banners from local Harmony owned businesses. He also had a comment regarding the Cat Lake incident. He noted the HROA has a very small Sherriff detail budget. He recommended having the CDD budget cover additional security details for the community.

There was a question regarding the light pole banners. Mr. Shea noted any HOA's that are under the CDD can participate.

There were no further public comments at this time.

**Consideration of the Minutes of the
August 7, 2025, Board of Supervisors'
Meeting**

Ms. Mullins stated the minutes have not yet been received from Inframark and this item will be tabled until received.

**Ratification of Resolution 2025-14,
Removing and Appointing Officers**

Ms. Mullins noted this Resolution removes Jennifer Golden, Leah Popelka, Joseph Gonzales, and Angel Montagna from the list of Officers. It also adds Lynne Mullins as Secretary, Jennifer Walden as Assistant Secretary, Jennifer Glasgow as Treasurer, and Rick, Amy, Amanda, and Verona as Assistant Treasurers.

Ms. Mullins noted this was previously executed by the Chair and is solely for ratification.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Resolution 2025-14, Removing and Appointing Officers as presented.

SECOND ORDER OF BUSINESS

Business Matters

**Ratification of Agreement with PFM
Group Consulting LLC for District
Management Services**

Ms. Mullins noted this was previously executed by the Chair and is solely for ratification.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified the Agreement with PFM Group Consulting LLC for District Management Services.

**Ratification of Agreement with PFM
Financial Advisors LLC for Financial
Advisory Services**

**a) Disclosure of Conflicts of
Interest and Other Important
Municipal Advisory Information**

Ms. Mullins reviewed the agreement and disclosure information. She noted this was previously executed by the Chair and is solely for ratification. She also stated this was reviewed by District Counsel.

On MOTION by Ms. Williams, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified the Agreement with PFM Financial Advisors LLC for Financial Advisory Services.

**Ratification of Agreement with Berman
Construction LLC for Field Management
and Maintenance Services**

Ms. Mullins noted this was previously executed by the Chair and is solely for ratification.

On MOTION by Ms. Williams, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified the Agreement with Berman Construction LLC for Field Management and Maintenance Services.

**Consideration of FMSbonds Rule G-17
Disclosure for Harmony CDD, Series
2025 Bonds**

Mr. Schwartz provided an overview of the General Disclosure Engagement Letter, which formally engages FMS to act on behalf of the District.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the FMSbonds Rule G-17 Disclosure for Harmony CDD, Series 2025 Bonds.

**Consideration of Resolution 2025-15,
Delegated Award Resolution for
Refinancing**

Mr. Schwartz stated this resolution authorizes FMS to act on behalf of the District. He noted interest rates remain stable, with short-term rates controlled by the Federal Reserve and long-term rates set by the market. He reviewed bond yields and parameters, stating there should be no issue marketing the bonds. The 2015 reserve funds may be higher than expected due to slower development compared to the 2014 area. The resolution allows FMS to negotiate interest rates within approved parameters of 14% annual savings for the 2014 bonds and 11% for the 2015 bonds.

Mr. Chokanis confirmed the District would be locked into a 10-year term, with no cost savings expected from refinancing again during that period. He advised against refinancing at this time due to current interest rates.

Mr. Leet supported refinancing to secure savings for residents, noting it wasn't previously approved in time for this year. There was brief discussion on using revenue to pay down bonds versus funding District projects. Mr. Leet emphasized the goal is to reduce principal and pass savings to residents.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with Mr. Chokanis and Ms. Coronel opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved Resolution 2025-15, Delegated Award Resolution for Refinancing.

**Consideration of Approval of
Supplemental Assessment
Methodologies (2) for Refunded Bonds
for Inclusion in the Bond Offering**

a) Series 2025-1

b) Series 2025-2

Mr. Plenzler gave an overview of the methodologies and savings. He noted the savings are approximately \$300.00 per year for each resident.

There was a brief discussion regarding the resident savings. It was noted that the residents' annual tax roll assessment bill would be less.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with Mr. Chokanis opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved the Supplemental Assessment Methodologies (2) for Refunded Bonds for Inclusion in the Bond Offering, in substantial form.

**Discussion of Status of Transition from
Inframark**

The Board discussed the transition.

**Consideration of Resolution 2025-16,
Amending Security Policy**

Mr. Leet stated this is to change the names of who has access to the security system.

Mr. Eckert gave an overview.

On MOTION by Ms. Phillips, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Resolution 2025-16, Amending Security Policy.

**Consideration of Resolution 2025-17,
Designating Primary & Local Records
Office**

Ms. Mullins gave an overview of the resolution and noted this resolution sets the PFM Orlando office as the local records office, and Osceola County as the principal headquarters. She will follow up with a location for the District's records office.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Resolution 2025-17, Designating Primary and Local Records Office and authorized Ms. Mullins to find a location for the District's records office.

**Ratification of Resolution 2025-18,
Designating Signatories for the
District's Operating Bank Accounts**

Ms. Mullins noted this was previously executed by the Chair and is solely for ratification. This resolution designated the Chair, Vice Chair, Ms. Mullins, Ms. Glasgow, and Assistant Treasurers as signatories on the District's operating bank account.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Resolution 2025-18, Designating Signatories for the District's Operating Bank Accounts.

**Discussion Regarding the Agreement
with Sunrise Deck & Dock, LLC**

Ms. Mullins stated that the vendor is refusing to sign the District agreement. The recommendation is to not move forward with Sunrise Deck and Dock, LLC, and to solicit for other vendors.

Mr. Leet gave a historical overview of the vendor and noted he would agree with the recommendation.

On MOTION by Ms. Williams, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District authorized the Chair and District Management to obtain other proposals, with a not to exceed amount of \$13,000.00, and to work with District Counsel to create a new agreement.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District rescinded the approval of the Proposal from Sunrise Deck and Dock, LLC.

**Ratification of Agreement for
Emergency Sidewalk Repairs on
Schoolhouse Road & Primrose Willow
Drive with Rose Paving**

Ms. Mullins noted this was discussed at the last meeting. Rose Paving has completed the work for a total cost of \$8,400.00. This was previously executed by the Chair and is solely for ratification.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified the Agreement for Emergency Sidewalk Repairs on Schoolhouse Road and Primrose Willow Drive with Rose Paving.

**Consideration of Facility Reservation
Form to Decorate the Harmony Town
Square for the Holiday Season**

There was discussion regarding decorating the streetlights and ownership of the light poles.

Mr. Eckert noted there needs to be verification of who owns the light poles. They could be owned by OUC or the District. Permission would need to be granted either way. He also noted there can be no discrimination on who is able to promote their business.

Ms. Mullins noted there is time to bring this back at the next meeting once ownership of the light poles have been verified.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Facility Reservation Form to Decorate the Harmony Town Square for the Holiday Season, pending confirmation of the ownership of the light poles.

**Discussion of Draft Ordinance
Regarding Parking in Public Right of
Ways**

Mr. Eckert provided an update on ongoing discussions regarding parking regulations. The District does not have jurisdiction over County roadways, but Counsel has drafted an ordinance for County consideration. The Board will review the ordinance and determine no parking zones, with a focus on restricting trailers and boats while allowing guest parking. The ordinance proposes no parking from 11:00 p.m. to 7:00 a.m. and limits parking to passenger vehicles. Revisions will be made per Board feedback, and a map of designated areas will be included in the final draft. Residents may submit comments via email. The item will remain on the agenda.

Discussion of Garden Club Lot Rent

Mr. Leet provided an overview. Mr. Eckert raised concerns about non-District personnel handling public funds, noting only insured and authorized individuals should do so. The District receives annual and quarterly funds related to the Garden Club. Ms. Coronel believed Inframark had an agreement with the Garden Committee Treasurer to collect funds. Ms. Mullins clarified that only checks or money orders should be collected by the District Accountant and recommended creating a form and line item for tracking. The Board discussed reimbursement procedures, with suggestions for budgeting, itemized receipts, and check reimbursements. Mr. Heck reviewed the fund collection process, and Mr. Eckert confirmed cash should not be accepted. The Garden Club representative agreed to the updated process.

**Consideration of Proposal(s) for Pond
Maintenance:**

- a) Lake Doctors
- b) Tigris
- c) Dragonfly Pond Works

Ms. Mullins presented pond maintenance proposals, noting prior service by Inframark and poor current conditions. After review with the District Engineer, Dragonfly Pond Works was the only vendor to correctly quote the work. Costs were reviewed and found to be within budget. Mr. Hamstra noted additional costs for cattail treatment and confirmed there are 21 District-owned ponds. Dragonfly offers monthly installments, follow-up visits, and a 30-day termination clause.

Tigris did not include all ponds in their proposal and has not submitted a revision. The Board discussed waiting for the revised proposal due to potential cost savings. However, concerns were raised about Tigris not meeting the defined scope.

A resident asked about a non-functioning fountain, which was noted as outside the scope of current proposals. The Board emphasized the need for timely treatment due to seasonal conditions. Mr. Leet and Mr. Hamstra recommended moving forward with Dragonfly.

On MOTION by Mr. Leet, seconded by Ms. Williams, with Ms. Coronel opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved the Dragonfly Pond Works Proposal for Pond Maintenance, with a contract to be prepared by District Counsel.

Consideration of Agreement with Molly Forestner for Deposit Relating to Costs of Preparation of a License Agreement for Pool Installation

Mr. Eckert reviewed an agreement related to Ms. Forestner's pool installation. Although the area behind her home is owned by the golf course, construction vehicles will need to cross District sidewalks and curbs. The agreement requires a deposit and holds Ms. Forestner responsible for any damage to District property.

On MOTION by Mr. Chokanis, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Agreement with Molly Forestner for Deposit Relating to Costs of Preparation of a License Agreement for Pool Installation.

Consideration of Switching to Valley Bank

Ms. Mullins recommended switching to Valley Bank, which offers 4% interest, no fees, and no minimum balance. Ms. Griffith noted the current Bank United account is tied to Inframark and does not offer the same terms to PFM. Mr. Eckert supported the recommendation of District Management as a prudent financial move for the District.

On MOTION by Mr. Lewis, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Switch to Valley Bank.

Consideration of Proposal for Website Services with VGlobalTech

Ms. Mullins reported challenges transitioning Board emails from Inframark due to high fees. She recommended switching to VGlobalTech, which offers website and email services for \$3,000/year and a \$1,500 setup fee. District Counsel supports terminating the current provider, Campus Suite, with 30-day notice. The Board discussed the proposal.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Proposal for Website Services with VGlobalTech.

Review of District's Financial Position and Budget to Actual YTD

Ms. Mullins noted these were provided by Inframark and PFM has no comment.

THIRD ORDER OF BUSINESS

Landscaping Matters

Consideration of Proposal #182981 for Troubleshooting Zones 2, 3 and 6 for \$390.00

Mr. Lomasney gave an overview of the proposals. He noted Proposal #182981 are small zones with no power to them and they need to be tracked underground.

Consideration of Proposal #183037 for Irrigation Repairs at the Pool Timer Harmony Square Drive for \$1,403.01

Mr. Lomasney noted Proposal #183037 is for the side of the building next to the Harmony Pool, where the pool timer is no longer working. It was noted it was working earlier in the summer.

Consideration of Proposal #182029 for 4" Mainline Reroute for \$1,101.82

Mr. Lomasney noted Proposal #182029 is for a mainline that is very close to tree roots. It has been repaired multiple times and needs to be moved farther out. This is a long-term solution.

Consideration of Proposal #182074 for Two 4' Mainline Break for \$1,820.00

Mr. Lomasney noted Proposal #182074 is for two mainline breaks. He noted that it is possible the construction company jarred the line when they laid the tarp with spikes. There will be continued inspection along that line.

**Consideration of Proposal #184600 for
September Flower Rotation for
\$3,500.00**

Mr. Lomasney noted Proposal #184600 is for the spring rotation of flowers and is the contracted price.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Proposals #182981, # 183037, 182029, #182074, and #184600 for Landscaping Matters.

FOURTH ORDER OF BUSINESS

Field Management

Review of Fleet Equipment

Ms. Sharenow gave an overview. Berman has gone through the storage area. Several vehicles need repair, and Berman will gather proposals for that. It was noted there are two junk utility vehicles in the storage areas. Berman will create an inventory list and notate anything needing repair. Berman will also go through the boating area storage and tracked in the Berman system.

The Board discussed the items in the storage area.

**Discussion Regarding Berman
Inspection Report**

Ms. Sharenow introduced the Berman team and their responsibilities within the District. She reviewed the inspection report and noted that Inframark shared their most recent report. Any items outside of Berman's scope will be brought to the Board through a proposal.

**Discussion Regarding Berman
Landscape Report**

Ms. Sharenow gave an overview of the Landscaping Report. She noted this will be presented each month. Berman and United Land Services have worked together in the past.

FIFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Eckert recommended having a closed session at the next Board meeting. He also gave an update regarding the sidewalks. This will tentatively start September 8th.

District Engineer –

- **Discussion Regarding Five Oaks Maintenance Facility:**
 - a) **Survey Drawing**
 - b) **Geotech Report**
 - c) **TOHO Request Form**
 - d) **TOHO Letter**
 - e) **Conceptual Plan**

Mr. Hamstra reviewed the forms and updated conceptual plan for the Five Oaks Maintenance Facility, noting survey and Geotech reports are complete. A pump station will be required due to the lack of a gravity line, but TOHO has capacity for utilities. Final design and permitting are ready to proceed.

Mr. Leet provided historical context and emphasized that delaying the project will not reduce costs. The Board discussed the need for a permanent facility. While not essential, Berman noted it would improve efficiency. The County currently allows temporary storage but expects a permanent solution. There was brief discussion on the maintenance trailer and legal considerations. Mr. Leet confirmed funding is available

On MOTION by Mr. Leet, seconded by Ms. Phillips, with Mr. Chokanis and Ms. Coronel opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved the Design and Permitting for the Five Oaks Maintenance Facility.

It was noted that while storage containers are currently on-site, a permanent structure with personnel cannot be built without road access. The new plan includes both office and storage space.

Mr. Leet confirmed sidewalk repairs are already budgeted, and this project will not impact those funds. The Board discussed reserve funding and project costs.

Ms. Phillips requested clarification from the County on whether a shed can be placed at the current location, and the District Engineer will follow up.

Mr. Leet reiterated the ongoing need for a permanent Field Services and storage facility. Mr. Hamstra explained the design and permitting process could take several months and multiple submittals. The total estimated budget, including permitting, is approximately \$60,000. If the project does not move forward, the process will need to restart.

District Landscaper - Mr. Lomasney noted there have been some issues with flooding at Buck Lake and behind Dark Sky. There are chemical treatments being done in the weeds for those locations.

Mr. Chokanis noted hurricane season is approaching and trees need trimming that are over sidewalks and roads. Mr. Lomasney will provide dates and locations for this at the next meeting.

District Field Management – Ms. Sharenow noted there will be information sent to the Board. There will be a QR code posted to submit maintenance requests at any time. These requests will go to the whole team, including PFM. Berman will also work on the forms to make them email-friendly and there will be confirmation of it being received.

District Manager – Ms. Mullins confirmed the next meeting is scheduled for September 25, 2025, and calendar invites will be sent. Board members may direct any packet questions to her. All W-9s have been received except for Mr. Chokanis, who accepted compensation and will submit his form.

Resident complaints included gunshots near the lake, pond overgrowth between East and South Lakes, and hazardous sidewalk conditions on Clay Brick Road. Ms. Mullins will follow up with Dragonfly Pond Works and review the Rose Paving proposal to confirm coverage of the sidewalk area.

The Board discussed continuing meetings at the current location through year-end, with Ms. Mullins to confirm availability for 2026. Regarding the gunshot incident, Mr. Leet clarified the CDD has no jurisdiction, and residents should contact the County or Sheriff. A letter will be sent to the parcel owner (Coastline) requesting the gate be locked, and additional patrol may be requested. Ms. Coronel will provide the owner's contact information.

Sidewalk repairs were further discussed. Ms. Phillips referenced previous proposals, and Mr. Leet requested a list of all areas needing repair. Ms. Mullins will follow up on additional costs with Rose Paving. Ms. Phillips requested a not-to-exceed amount for repairs. Ms. Sharenow noted Berman has already addressed five areas and will continue in-housework where possible.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District approved a not to exceed amount of \$10,000.00 for sidewalk repairs.

There was more discussion regarding the Clay Brook Road location. District Management will verify that the location is included for repair.

Supervisor Requests and Audience Comments

Mr. Leet reviewed updated plans for the Five Oaks Maintenance Facility, noting reduced fencing will lower costs. He suggested directing the District Engineer to engage with the County to address road improvements needed to reopen the RV lot. The Board discussed the RV lot and the importance of understanding County and Fire Marshal requirements. Mr. Chokanis emphasized the need for this work to determine compliance, and Mr. Leet noted previous plans may still be valid.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District authorized the District Engineer to work with the County on the scope of work required for the RV Lot Road.

The Board discussed previous RV lot plans, fencing, and the process for the District Engineer. Mr. Chokanis requested a design plan for review at the next meeting. The Board agreed to have the District Engineer gather road and fencing requirements for further discussion.

Mr. Chokanis raised concerns about mold and slippery areas on sidewalks. Mr. Eckert noted that while HOAs typically require residents to maintain sidewalks, liability may be found against the CDD in a

negligence case if they are CDD-owned. Ms. Sharenow reported Berman has pressure washed 1,000 feet and will continue throughout the community

Adjournment

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the August 28, 2025, Board of Supervisors Meeting at 8:57 p.m.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson