MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Thursday, September 25, 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	
Julie Williams	Assistant Secretary	
Jo Phillips	Assistant Secretary	
Brittney Coronel	Assistant Secretary	(via phone 6:04 p.m.)

Also Present:

Lynne Mullins	PFM	
Verona Griffith	PFM	
Kate John	District Counsel	(via phone)
Samantha Sharenow	Berman	
Eddie Padua	Berman	
Jonathan Soto	Berman	
Nick Lomasney	ULS	
Dylan Schwartz	FMSbonds, Inc.	(via phone)

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

Ms. Fuentes, a resident, welcomed the new District Management company. She stated the ponds are being infiltrated with weeds and questioned who is in charge of pond maintenance, as it relates to South Lake and East Lake. She also had a comment related to the U.S. Route 192 signage advertisements and noted they are an eye sore.

Another resident, living on Songbird Circle, stated the new District Management company is making a positive difference. She requested an update on the property between East and North, as there have been parties happening in that location. She noted the parking ordinance discussion on today's agenda. Lastly, she commented regarding the restaurant parking and noted there are no striped areas, when pulling out, which is a safety concern.

Mr. Heck stated the Annual Garden Sign-up went well and thanked Berman for their work. He noted United will also be helping get more mulch and dirt for the garden. He stated concern with the water at the Garden if the contactor is not fixed as soon as possible. It was noted that the piece is on order. He stated the Garden Committee is going to be working with the community to gather tree leaves that are falling to bring them to the Garden, as they create pathways and keep weeds out.

There was brief discussion regarding the contactor part. Berman noted they had ordered the piece.

There were no further public comments at this time.

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

The Board reviewed the minutes.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Minutes of the August 7, 2025, Board of Supervisors' Meeting.

Consideration of the Minutes of the August 28, 2025, Board of Supervisors' Meeting

The Board reviewed the minutes.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Minutes of the August 28, 2025, Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS **<u>Finance Matters</u>**

Update on Delayed Bond Refunding

Mr. Schwartz gave an update. He stated the records that were kept by the previous management company we're not up to standard. He has been working with PFM, District Counsel, and Bond Counsel to go through the records of all assessments. He noted PFM has been great to work with. Inframark had previously filed that there were 0 delinquencies in assessment payments, which was not the case. There was over $500,000.00 in CDD Assessment payments not timely paid by the landowner. However, the CDD is not out of money due to the tax certificates that were sold by the County on the parcels.

Mr. Schwartz gave an overview of the liability assessments that are outstanding and the parcels that have been foreclosed upon due to mortgages owed. Mr. Schwartz noted this has delayed the bond refinancing due
to the level of delinquencies. The team will continue to work on this, and it can be revisited in the future.

Ms. John noted that PFM is working on identifying the tax certificates sold and getting the disclosures updated.

THIRD ORDER OF BUSINESS **Business Matters**

Discussion Regarding Deposits for Pavilion and Boat Rentals

Ms. Mullins noted she has received about 1,000 checks that are not dated or are from previous years. District Counsel has recommended not collecting deposits due to if a check is received, it needs to be directly deposited into the bank account and clear the account prior to rental. It was recommended to have District Counsel create a liability form to sign prior to use.

There was brief discussion regarding the deposit process and liability form. It was noted a credit card deposit would not be able to be done.

Ms. Mullins noted deposits can still be collected, but residents will not be able to rent the same day or same week.

There was discussion regarding past issues with the pavilion and boat rentals.

Ms. John recommended having Mr. Eckert create the liability form and work with the Chair for final approval.

It was noted there needs to be a legal liability form to protect the District. This form will be in lieu of the deposit.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District authorized District Counsel to create the Liability Form for Pavilion and Boat Rentals.

Discussion of Status of RV Lot Discussions with County

This item was tabled, at the District Engineer's request, until the next meeting.

Discussion of Draft Ordinance Regarding Parking in Public Right of Ways

Ms. Mullins stated there has been feedback from a resident noting that parking in or blocking the marked bicycle lane is prohibited. Mr. Leet confirmed.

There was brief discussion regarding finalizing the ordinance to send to the County.

Ms. John requested clarification on the areas this ordinance will apply to.

There was brief discussion regarding the areas of restriction. It was noted the Board had previously decided to include a blanket statement for all County owned areas within the CDD.

Ms. John recommended getting a map of the District and marking off the areas.

Ms. Mullins will follow up with the District Engineer for the District map with all County owned roads. She will send it to the Board once received. Ms. Coronel noted the District Engineer had previously stated this map would be easy to obtain.

Review of District Financial Position and Budget to Actual

Ms. Mullins stated the financials are through the end of August. No further action was needed by the Board at this time.

Ms. Mullins stated that September is the last month of the fiscal year, and the District has 60 days to accrue any 2025 expenses. It was noted October 1, 2025, starts the new fiscal year.

There was brief discussion regarding the expenses pending from Inframark. Ms. Griffith noted she is unable to track the financials properly, as of yet, and is still waiting on multiple items to be signed over, including the bank account. The Valley Bank account has been opened and is funded.

Mr. Chokanis requested clarification. Ms. Griffith noted that although the funds can be seen, she is unable to track the historical reference for them.

There was discussion regarding the Money Market accounts and the General Fund account balances. Ms. Griffith stated she will have to review all statements to verify the funds.

FOURTH ORDER OF BUSINESS **<u>Landscape Management - United Landscape Services</u>**

Review of Turf Report from TruGreen

Mr. Lomasney gave an update and overview of the report. He noted there is still high water at Buck Lake and on the back field on Dark Sky.

Consideration of Proposals from ULS:

a) Proposal 187404 for Mainline on Cat Brier for $733.00
b) Proposal 187406 for Middle Brook Pl Playground for $1,201.85
c) Proposal 187407 for Timer at Five Oaks Drive/Feather Grass CT for $997.98

d) Proposal 187408 for Timer Outside Gate of South Lake for $780.00

Mr. Lomasney gave an overview of the proposals. He requested Proposal 187407 to be withdrawn. He noted United will take care of that proposal in-house.

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 following Proposals from ULS: Proposal 187404 for Mainline on Cat Brier for $733.00, Proposal 187406 for Middle Brook Pl Playground for $1,201.85, and Proposal 187408 for Timer Outside Gate of South Lake for $780.00.

Landscape Updates

Mr. Lomasney gave an update on the oak trees and gave an overview of the locations for pruning. Pruning will begin October 6th. It was noted there will now be weekly landscaping reports turned into District Management. This will give any proposals and updates needed, with quicker turnaround time.

It was noted that Mr. Lomasney has completed park audits on 15 locations. He gave an overview of those locations and noted each audit comes with a proposal to have record of what is needed in these areas. These proposals will be sent to District Management once everything is finalized.

Lastly, there was an update regarding mulch. Mr. Lomasney stated there have been complaints regarding the lack of mulch at a few of the parks and playgrounds and recommended laying dyed hard wood mulch instead of the pine bark mulch and noted the additional funds can be moved from the pine straw budget.

There was brief discussion regarding the locations for the mulch and the budget. It was noted with the additional funds, all mulch areas would be able to be covered. The pine straw areas could be addressed in the following fiscal year.

Mr. Lomasney will prepare a proposal to bring back to the Board at the next meeting.

Mr. Chokanis requested detailed proposals for this project with pictures of the locations. Mr. Lomasney confirmed.

It was noted the areas with Bahia grass have done well compared to the Saint Augustine grass locations. Mr. Lomasney will recommend Bahia grass moving forward.

FIFTH ORDER OF BUSINESS **<u>Field Management -Berman</u>**

Beman Pressure Wash & Grinding Inspection

a) Proposal for Pressure Washing for $6,160

Ms. Sharenow gave an overview of the proposal. It was noted this is for the larger areas to be done quickly. It is currently being done in smaller sections. Sidewalk grinding is a continuing project.

Mr. Soto gave an update on the sidewalk grinding and pressure washing locations.

Mr. Chokanis requested a map of completion for these projects. It was noted that District Management has that map and will send it to the Board, as it was not received in time to include in the agenda packet.

There was discussion regarding the map and CDD property locations to be pressure washed. It was noted sidewalks in front of homes are resident responsibilities.

Ms. Phillips provided the policy regarding pressure washing to the Board. Mr. Leet reviewed the policy and recommended providing any past policies or historical Board decisions to District Management. This will aid Berman in completing projects as well.

Berman Landscape Report

Ms. Sharenow noted the price being recommended for the mulch is great. She gave an overview of the report and recommended having a 3-year landscaping plan. This allows time to plan for funding.

Berman Field Report

Ms. Sharenow stated she will provide the proposals for the vehicle repairs at the next meeting.

Consideration of Fence Replacement at Dog Park

Mr. Soto gave an overview of the proposal for the Dog Park. The proposal from Lasrasy Fence, Inc. for section replacement of the chain link fence was for $19,560.00. It was noted this is for both the small and large dog park areas. There is a hole in the fence that is large enough for dogs to escape.

There was brief discussion regarding the proposal cost and vendor.

Mr. Soto stated the holes in the fence had been temporarily repaired with chicken wire. He is waiting for two more proposals.

This item was tabled until the other proposals are received. The Board requested proposals for full and partial replacement of the fence.

Status of Inventory List of District Personal Property

Ms. Sharenow will provide this at the next Board meeting.

Status of Proposals for Dock Repair

Mr. Soto gave an overview of the proposals and noted one proposal was for repair, and one was for complete replacement. The repair proposal from The Dock Experts was in the amount of $3,425.00 and the replacement proposal from Rommell Builders was in the amount of $11,119.00.

There was brief discussion regarding the previous vendor. It was noted this is for a less amount than previously approved.

It was noted there have been multiple complaints from residents that it is not repaired and it is also a safety issue.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with Ms. Coronel opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved the Proposal for Dock Replacement from Rommell Builders in the amount of $11,119.00.

Security Incident at Buck Lake Restroom

Mr. Soto gave an overview of the incident. The restrooms were trashed, the cabinet was broken, and all supplies were taken and thrown over the grounds.

There was brief discussion regarding when the incident took place. It was noted the incident took place on Thursday, September 18th, 2025. There was a resident who witnessed a few minors in that location during the incident.

Ms. Phillips recommended locking the bathrooms in the evenings.

Consideration of Proposal for Sculpture Repair from Centerline Production

Ms. Mullins stated that Mr. Casey, a resident, contacted her regarding the log sculpture. The sculpture has deteriorated. Mr. Casey contacted the original artist and has provided the proposal for repair and restoration to the Board. The proposal is for $3,141.00.

There was brief discussion regarding the proposal cost.

Ms. Phillips requested a proposal from the artist to restore all three sculptures. Ms. Mullins will follow up with the resident and the artist. It was noted the repairs would not take place until spring.

This item was tabled until the next Board meeting.

Discussion Regarding Meter Request for 7360 Five Oaks Drive

Ms. Mullins reviewed the meter request. She stated this request was first made on September 8, 2021, but the installation failed due to site conditions. The fee was unpaid until May of 2025 when the Inframark was contacted. Another failed site installation took place on July 15, 2025.

There was discussion as to the location of the meter. Mr. Leet clarified the location and noted this was due to the dog park being built. It was noted that TOHO has confirmed this is CDD property.

Ms. Mullins stated the District has been fined twice, but if irrigation is not needed, she can cancel the TOHO water request for that location.

The Board agreed that irrigation is not needed for that location at this time.

Discussion of Recurring Vandalism to the Gate at Buck Lake

Berman gave an overview of the vandalism and noted the gate is consistently bent overnight, in order for people to get dock access when it is closed. Repair parts are being used constantly but eventually will run out. This is for the card entry dock area.

There was discussion regarding a remedy. Ms. Phillips recommended moving the locked gate to the boat entry dock. The card entry dock could be left open for fishing.

Discussion of Ownership of Light Poles in Village Center

Ms. Mullins stated OUC owns the light poles. This information has been provided to Mr. Shea, the President of the HROA Board.

SIXTH ORDER OF BUSINESS **Security System Session**

Private Session

Florida law requires Board discussion related to the District's security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or locations, to be held in closed session, per Section 119.07138 and Section 281.301 of the Florida Statutes. Only the Board and staff can be present for discussion on this agenda item.

Public Security System Discussion

The Board of Supervisors meeting was reconvened at 8:23 p.m.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Berman Security System Proposal with a not to exceed amount of $105.00 monthly and $3,000.00 for additional security personnel.

The proposal will be sent to District Counsel in order to draft an agreement.

SEVENTH ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – Ms. John requested clarification on the Liability Waiver for Boat Rental deposits

The recommendation was to give authorization to the Chair or Vice Chair to approve the final waiver and to not collect deposits.

There was discussion regarding the checks on file and protecting the District. Ms. Mullins recommended collecting new checks for deposits, in the interim, until Mr. Eckert can draft the Liability Waiver.

It was noted if there are any residents that are unhappy with the check deposit process, District Management can be contacted.

District Engineer – No report.

District Landscaper – No report.

District Manager – Ms. Mullins stated the next meeting is schedule for October 30, 2025, but she has a conflict and is requesting the meeting be moved to October 23, 2025. The Board confirmed the meeting date change.

Ms. Mullins stated the current meeting location has requested the premises be vacated by 8:30 p.m. It was also noted that Inframark was behind on payments. Ms. Mullins has notified the location that she will make payments at the end of every meeting.

Mr. Leet gave a historical overview of the meeting time and noted that meetings should be able to be completed by 8:00 p.m.

There was brief discussion regarding the acoustics of the environment and use of microphones. Ms. Mullins recommended using a speaker for meetings. It was also noted that Microsoft Teams is available to use for meetings at no charge to the District.

There was also discussion regarding the length of meetings and the payment for meetings. Ms. Mullins recommended starting earlier or choosing another location for the longer meetings. It was recommended to hold the longer meetings at the Mexican restaurant in their back room or negotiate with the current location if possible. Ms. Mullins will follow up.

Ms. Mullins stated the local records office will be held at the Maintenance Office.

Ms. Mullins gave an overview of the email from Mr. Shea regarding Ms. Abrahamson. The email stated she is acting as an independent, non-resident, for profit business, and using her past position on the HROA Board to act under the impression of authority. It was noted she has not contacted District Management regarding any of her events.

There was brief discussion about whether Ms. Abrahamson is using County roads or any CDD property for these events. This included discussion of similar past issues. It was noted if these events cost the District money, then a Cease-and-Desist letter could be applicable. However, there is no confirmation of damage. It was recommended to confirm that Ms. Abrahamson is getting proper permitting and holds insurance. Ms. Mullins will follow up.

Ms. Coronel stated there have been complaints regarding the excess debris on the ground after the markets. She also noted Ms. Abrahamson does not submit facility request forms for the markets.

Ms. Mullins stated she is still in need of the address location for the gated property where the gun incident took place. It was noted that Mr. Leet will provide that information.

Ms. Mullins stated a resident had a question regarding the sidewalk at the last meeting. It has been confirmed that the sidewalk is owned and maintained by the Ashley Park HOA. This information has been provided to the resident. Ms. Mullins reviewed the declaration regarding the sidewalks.

Supervisor Requests and Audience Comments

Ms. Phillips recommended removing the broken furniture from the pool as it could cause a safety hazard. Berman confirmed they will take care of this. Ms. Phillips also recommended having signage that displays the contact information of whom to notify of any disruptive behavior in the pool area.

Ms. Sharenow will resend the QR code to the Board for maintenance requests.

Ms. Phillips requested captions to be placed on the photos in Berman's proposals.

There was brief discussion regarding the tree trimming letter that was sent out by the HOA.

There were no further Supervisor requests or audience comments at this time.

Adjournment

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the September 25, 2025, Board of Supervisors Meeting at 8:28 p.m.

Lynne Mullins
Secretary / Assistant Secretary

Chairperson / Vice Chairperson