

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Thursday, October 23, 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

Also Present:

Lynne Mullins	PFM	
Verona Griffith	PFM	(via phone)
Michael Eckert	Kutak Rock	(via phone)
Nick Lomasney	United Land Service	
DJ Batten	Berman	
Samantha Sharenow	Berman	
Eddie Padua	Berman	
Jonathan Soto	Berman	
Edgard Morales	Berman	
David Hamstra	Pegasus	

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

Mr. Leet gave an overview of the public comment period process.

A resident, living in South Lakes, requested an update on the ponds being treated. She also noted the sidewalks on Five Oaks need to be pressure washed.

Ms. Fuentes, a resident, reiterated concern with the ponds and noted the weeds are overgrown into the water. She commented on the Enclave and the responsibility of the pond water maintenance.

Another resident, living on Songbird Circle, thanked Field Services regarding the boating. She noted the boat batteries and life preservers need replacement and recommended shorter rental periods to allow for more rentals. She also requested an update regarding the County Ordinance on Five Oaks. She

commented regarding holding residents accountable for mowing their lawns, for those that are not in an HOA yet. Lastly, she questioned if it was possible to pursue litigation with Inframark due to the delay in bonds. She also mentioned gun shots being heard at the open lot, lighting at the east entrance, and the parking striping.

There were no further public comments at this time.

**Consideration of the Minutes of the
September 25, 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 September 25, 2025, Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS

Business Matters

**Appointment of Auditor Selection
Committee**

Ms. Mullins noted the Board is free to select whom they choose, but the recommendation is to have the five Board members serve as the Committee. She reviewed the auditor selection process.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District appointed the five Board Supervisors to the Auditor Selection Committee.

**Consideration of Renewal of Landscape
& Irrigation Maintenance Services for
February 1, 2026**

Ms. Mullins noted this is for Berman and ULS. The vendors are willing to keep the current price.

On MOTION by Ms. Williams, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Renewal of Landscape and Irrigation Maintenance Services for February 1, 2026.

Ratification of FY 2026 Egis Insurance Package

Ms. Mullins noted this was executed outside of the meeting by the Chair in order for all insurance deadlines to be met. This is within the budget and is solely for ratification. It was noted there was an increase.

On MOTION by Ms. Williams, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified the FY 2026 Egis Insurance Package.

Discussion Regarding Fees for Non-Exclusive License Agreement with Molly Forestner

Mr. Chokanis gave an overview and noted Ms. Forestner had agreed to pay for the legal fees to develop this agreement. It was noted this is a standard agreement and Mr. Chokanis recommended not charging her the fees. This is for installation of a pool at her residence, which goes across CDD property.

Mr. Eckert noted the previous forms were giving easement property rights to residents. The form has since been updated to a license agreement. He gave an overview of the process and location involved. It is up to the Board to decide how the fee is paid.

There was discussion regarding the license agreement and the fees. Mr. Eckert gave an overview of the fees and noted the resident is not paying for creation of the agreement. The fee applies to the specific situation.

Ms. Mullins stated the District can pay this fee; however, each incident will incur a legal cost as the form must be updated to include parcel information.

There was brief discussion regarding the updated fee structure for 2026.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with Ms. Coronel and Mr. Chokanis opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved the Fees for the Non-Exclusive License Agreement, with the residents incurring all fees beginning January 2026.

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 Fees for the Non-Exclusive License Agreement, with Molly Forestner, with resident incurring half of the stated fee.

Discussion of Status of the Five Oaks Drive CDD Maintenance Facility

**Discussion of Outstanding Issues with
Osceola County regarding Garden Road
and the RV Storage Lot**

This will be discussed later in the meeting.

**Consideration of Letter Proposal for FY
2025-2026 District Engineering Services**

Mr. Hamstra noted this is for the annual renewal.

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 Letter Proposal for FY 2025-2026 District Engineering Services.

Discussion Regarding Reserve Accounts

Ms. Mullins gave an overview of the reserve accounts and transfers that have taken place. There is no documentation regarding the intent of these transfers. The Board needs to decide how to allocate these funds. The recommendation is to use these funds for projects such as road repair, vehicle repair, etc. or to hold in reserves.

Ms. Griffith noted these are transfers from Bank United to Valley Bank. The recommendation is to put in the General Fund and allocate the funds accordingly at the Board's direction.

Ms. Phillips recommended having a meeting regarding the reserve study and keeping the funds in reserves at this time. She also requested updated explanations to the line-item descriptions.

There was brief discussion regarding keeping the funds in reserves and the Board's historical reserve decisions. The last reserve study was in 2020 and needs to be updated.

Mr. Leet gave an overview of the history regarding the Buck Lake parcel and the bond payments.

The Board agreed to hold the funds in the general reserve account at this time.

There was brief discussion regarding updating the line item explanations. Ms. Mullins noted this is in the process of being updated. Any clarifications can be sent to Ms. Griffith.

Ms. Griffith noted there have already been some updates completed.

**Ratification of Payment Authorizations
Nos. 001 – 004**

Ms. Mullins noted these items have already been approved and reviewed by District Management and the Chair. These are 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 Payment Authorizations Nos. 001-004.

Review of District Financial Position and Budget to Actual

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

Ms. Mullins reviewed the budget year to date and noted the District has 60 days to incur any costs for the previous fiscal year. The budget and line items needing adjustment will be brought before the Board at the next meeting.

THIRD ORDER OF BUSINESS

Landscape Management - United Landscape Services

Consideration of Proposals from ULS:

1. Work Authorization #194706 Square on Buck Lane for \$1,980
2. Work Authorization #194705 Buck Lake Park for \$6,216.50
3. Work Authorization #194491 Square on Gopher Apple Way for \$7,997
4. Work Authorization #194434 Dog Park on Cat Brier for \$16,982.50
5. Work Authorization #194430 Square on Primrose Willow Dr for \$1,839.70
6. Work Authorization #194390 Square at Dahoon Holly Ct for \$1,391.30
7. Work Authorization #194377 Square at Button Bush Loop for \$3,139.50
8. Work Authorization #194375 Sundrop Park for \$2,101.80
9. Work Authorization #194364 Sundrop Square for \$3,418.50

- 10. Work Authorization #194235
Habitat Park for \$435**
- 11. Work Authorization #194223
Harmony Square for
\$9,365.60**
- 12. Work Authorization #194218
Middlebrook Pl Park for
\$8,370.90**
- 13. Work Authorization #194211
Feathergrass Park for \$10,227**
- 14. Work Authorization #194920
Cocoa Brown Mulch 2025 for
\$72,800**
- 15. Work Authorization #194925
Tree Removal at 6808
Goldflower Ave for \$750**

Mr. Lomasney reviewed several requested work orders. One work order was regarding sod replacement on the verge, and it was noted it is not part of the CDD's irrigation service area. The CDD does own the trees and the sidewalks.

There was brief discussion regarding the service area and scope of work. Ms. Mullins recommended having residents contact District Management for any requests. It was noted it is not under the Board's responsibility, but Mr. Lomasney can give recommendations.

Mr. Lomasney continued to review requested work orders. He noted there are two issues located on Schoolhouse Road. The roots are causing safety issues along the sidewalk. There is heavy traffic in that location. He is meeting with an arborist and will follow up. It was noted the resident is taping that area off for safety purposes.

Mr. Lomasney also noted an issue on Feathergrass. The CDD line is right where the AC system is. The sod has washed out for a second time in the cul-de-sac. He recommended sod replacement in that area and in Middlebrook.

Mr. Lomasney gave an overview of the proposals and pictures provided. He noted sod is the biggest expense. The plants and other landscaping designs can be done separately. Mr. Lomasney also reviewed the proposal for mulch and a proposal for tree removal that could fall on a resident's pool cage.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Proposal #194925 for Tree Removal at 6808 Goldflower Ave. in the amount of \$750.00.

The Board will review the proposals and locations noted in order to create a priority list. Mr. Lomasney will create a recommended priority list and send it to the Board.

There was brief discussion regarding the mulch. It was noted re-mulching should take place annually.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Proposal #194920 for Cocoa Brown Mulch 2025 in the amount of \$77,600.00.

Mr. Lomasney noted the proposals are itemized and can be adjusted as requested.

Mr. Leet recommended having the stump grinding and Crepe Myrtle tree removal as a separate proposal to be approved. The Board agreed.

Discussion Regarding Landscape Items:

- a) Park at Cord Grass Pl**
- b) Square on Oak Glen Trail**

There was no additional discussion regarding these items.

FOURTH ORDER OF BUSINESS

Field Management -Berman

Berman Field Inspection Report

Berman gave an update on projects that have been completed. It was noted pressure washing is in the process of being completed throughout the District.

Consideration of Fence Replacement at Dog Park

- a) Enrique Fence**
- b) Fence Direct**
- c) Lasrasy Fence**

Berman gave an overview of the proposals. Enrique Fence proposal is in the amount of \$17,000.00, Fence Direct is in the amount of \$24,000.00, and Lasrasy Fence is in the amount of \$19,560.00. It was noted the scope of work is the same for all the proposals.

Berman has worked with Lasrasy and Enrique Fence previously. The proposals are good for 30 days.

It was noted this amount would go under the Miscellaneous line item. Ms. Griffith noted there is \$65,000.00 in that line item.

There was brief discussion regarding the proposals and scope of service. It was noted this is only for replacement of the damaged areas.

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 Enrique Fence Proposal for Fence Replacement at the Dog Park in the amount of \$17,000.00.

Berman gave an overview of the Field Inspection report. It was noted most items align with the ULS recommendations.

FIFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –

- **Discussion of Sidewalk Responsibilities**

Mr. Eckert gave an update on the boat deposits and release of liability. He has prepared the release of liability for the Board's review.

Mr. Eckert gave an overview of the memorandum regarding the new open carry law.

Mr. Eckert provided a draft of Sidewalk Responsibilities under Florida law related to the Master HOA and CDD. He noted this could change within the different phases being completed.

There was brief discussion regarding the parking ordinance.

District Engineer – Mr. Hamstra gave several updates. He gave an overview of the updated CDD Maintenance Facilities. It was noted that the County recommended the dumpster to be moved. Mr. Leet recommended having a wheeled dumpster that Field Services can move. Permitting, design and construction plans are the next steps. It was noted groundbreaking would most likely take place in the next fiscal year. The cost will be approximately \$450,000.00 - \$500,000.00.

There was discussion regarding the budget and the need for the maintenance facility. The remaining cost to complete the design and permitting is approximately \$20,000.00 - \$30,000.00, which was previously approved.

Mr. Chokanis requested a reserve study to be completed prior to approval.

There was brief discussion regarding using that facility as something besides maintenance.

There was continued discussion regarding the budget and what has already been spent.

Berman noted the facility could make a huge difference in efficiency of work and provide permanent storage.

There was discussion regarding stopping the project at this point. Mr. Hamstra will follow up with costs related to stopping the project and continuing next year.

Mr. Hamstra gave an update regarding the ponds in the Enclave. After final review, the HOA is responsible for the pond maintenance in this location. Mr. Hamstra will verify the other lakes as well.

There was brief discussion regarding clarifying ownership of the lakes. Ms. Mullins noted she responds to all emails, but does receive push-back. Many times, consistent issues are referred to District Counsel.

A resident commented regarding the maintenance facility and security concerns. It was noted that this is part of the consideration.

Mr. Hamstra gave a historical overview of Garden Road and RV Storage lot. It was noted proposals from March 2022 for Garden Road were too high. There have been no updates since then. It was noted the County previously wanted a multi-use trail for the RV Storage lot and there are gas mains on both sides of the road. Mr. Leet noted the requirements may have changed. Mr. Hamstra will follow up to get updates.

Mr. Hamstra provided a Road Ownage map and gave an overview.

There was brief discussion regarding the wetlands and trail maintenance. A resident has spoken with SWFWMD, and they do not support maintaining an unpaved trail in a conservation area. This would require permitting and mitigation. Mr. Leet requested a proposal cost in order to do that.

Ms. Phillips requested an update on parking on Little Blue Lane. Mr. Hamstra will follow up.

There was brief discussion regarding the fence by the old horse farm. It was noted that it is not the CDD's fence.

District Manager –

- **Letter Regarding Gunshots**
- **Microsoft365**
- **Update on Sculpture Repair**
- **East Entrance Lighting Repair**
- **Boat and Pavilion Deposit**

Ms. Mullins stated the next meeting is scheduled for November 20, 2025.

Ms. Mullins noted the letter regarding the gun shots had been sent out, but no acknowledgement has been received. Mr. Leet noted the sounds are coming from Lake X. It is open for certain target shooting events. District Management will request notice when these events are taking place to notify the community.

Ms. Mullins reviewed the cost options for Microsoft365 and gave an overview of the programs included. This cost is per month, per email.

There was brief discussion regarding emails and the options.

On MOTION by Ms. Phillips, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Microsoft 365 Option 1, in the amount of \$12.00 per month, per email, for the Board of Supervisors.

Ms. Mullins noted she is working with the artist to get a proposal for repair costs of the various sculptures. However, this artist is not the designer of the Red Steel Sculpture.

Ms. Mullins noted the CDD does not own the east entrance land and therefore cannot provide lighting repair.

Ms. Mullins will send out the Boat and Pavilion Liability Waiver to the Board for review. Any changes can be sent to District Management.

There was brief discussion regarding the events that are happening on County owned roads. Mr. Leet noted that Field Services will verify there is no damage being done to the CDD owned sidewalks during these events. If these events are set up on the CDD sidewalks, please notify District Management immediately. District Counsel has been notified of the complaints.

Ms. Mullins noted the sidewalk complaints are high. She recommended having Berman notate all areas needing to be repaired or redone and then follow through with the RFP process. An overview of the process. Mr. Leet requested the proposals have phases. It was noted the Board can make final determinations and how to budget for the project. Ms. Phillips recommended having a special assessment if needed.

Ms. Mullins also noted the first pond service begins tomorrow.

Supervisor Requests and Audience Comments

Mr. Leet noted there was a resident complaint on Cat Briar. The resident stated the one-way signs were not replaced after repaving the roads.

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

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 October 23, 2025, Board of Supervisors Meeting at 8:30 p.m.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson