

## MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The continued meeting of the Board of Supervisors of the Harmony Community Development District (“CDD” or “District”) was held Thursday, July 3, 2025, at 6:03 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 ( <i>Via Phone</i> )
Julie Williams	Assistant Secretary
Jo Phillips	Assistant Secretary
Brittney Coronel	Assistant Secretary

Also present were,

Jennifer Goldyn	Director of District Services, Inframark
Michael Eckert	District Legal Counsel, Kutak Rock <i>(Via Phone)</i>
David Hamstra	District Engineer, Pegasus Engineering
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.*

**FIFTH ORDER OF BUSINESS** **Staff Reports**

#### D. District Counsel

#### iv. Discussion of RFP for Field Management and Maintenance Services

Mr. Eckert informed the Board that all bidders, except Breeze, had reached out with general questions. He also noted that Leland Management had inquired but was not interested in submitting a bid.

The Board discussed the evaluation criteria and the points assigned to each category. Ms. Coronel requested that an additional line for references be added, and the Board agreed. The Board then discussed and determined the point values to be assigned to each category.

The evaluation criteria were set as follows: Price – 40 points; Personnel – 10 points; Experience – 25 points; References – 10 points; and Understanding of Scope – 15 points.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the evaluation criteria were approved.

The Board continued its discussion with Mr. Eckert regarding the scope of work listed in the RFP for field services. The Board determined not to include a licensing requirement for the

field management company for the spraying of ponds and conservation areas. The Board further determined that the pool certification requirement would remain in place.

The Board continued its discussion with Mr. Eckert regarding a mandatory versus non-mandatory pre-bid meeting. The Board decided to schedule a pre-bid meeting for July 15, with Mr. Raul, the current on-site Field Manager, overseeing the process and distributing a map of the community that includes all field management locations.

Additionally, the Board chose to shortlist the District Management proposals to the top four at the July 24 special meeting and determined that all Field Management proposals would be due on July 31 for review at the August 7 meeting.

Ms. Coronel requested that the Board consider bringing field services back in-house. The remaining Board members indicated they were open to exploring this option; however, they expressed concerns regarding the feasibility of developing and implementing a comprehensive field management plan within the 53 days remaining on the Inframark contract. They emphasized the need for sufficient time to gather accurate information and establish a well-structured plan. No timeline was set for when the Board would revisit this topic.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board authorized District Counsel to proceed with the Field Management Request for Proposals (RFP), incorporating the adjustments to the evaluation criteria, timeline, and scope of work.

#### DISCUSSION SHADE SESSION SCHEDULING

The Board briefly discussed the date and time for a Shade Session. It was determined that the session would take place on August 7 at 4:00 p.m. at the Café. It was noted that the community would not be permitted to participate during the Shade Session but would be invited back for the regular meeting.

#### NINTH ORDER OF BUSINESS

#### Adjournment

On MOTION by Ms. Phillips, seconded by Mr. Leet, with all in favor, the meeting adjourned at 8:55 pm.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman