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Present and constituting a quorum were:

Also present were,

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.

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

Ms. Goldyn spoke about Inframark's resignation from Harmony CDD and stated that the last official day will be August 25th.

A resident mentioned that he is happy that Inframark is resigning. Another resident mentioned that she believes the Board should come together now more than ever and ensure a smooth transition between management companies.

46 A resident mentioned that there is a safety concern regarding the speeding traffic
47 throughout the community and requested that the Board address it, noting that this issue has been
48 ongoing for months and he has not seen any progress in terms of additional police presence or the
49 installation of speed bumps to resolve it.

50 A resident mentioned that she is in agreement with a previous resident regarding the need
51 for the Board to work together during the transition. She also stated that there are many residents
52 who are capable and knowledgeable in preparing an RFP. Additionally, she mentioned that 13
53 percent is unacceptable and that the Board will have to do better.

54 A resident mentioned that with the 60-day notice from Inframark, the District is at a critical
55 point. She stated that as residents, their expectations are simple yet meaningful, and they expect
56 transparency and clear, consistent updates to the community.

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58 **FOURTH ORDER OF BUSINESS Business Items**

59 **A. Consideration of Swartz Proposals**

- 60 i. Consideration of Option 1 Sling Proposal
61 ii. Consideration of Option 2 Strap Proposal
62 iii. Consideration of Option 3 Recycled Plastic Proposal
63 iv. Review of Swartz Flyer

64 The Board elected to table these items.

65
66 **B. Consideration of RSR Proposals**

- 67 i. Consideration of Red Steel Sculpture Refurbished Proposal
68 ii. Consideration of Rusty Steel Sculpture Refurbished Proposal

69 The Board elected to table these items.

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71 **C. Consideration of Sun Deck and Dock LLC Proposals**

- 72 i. Consideration of Kayak Access Dock Proposal
73 ii. Consideration of Structural Reconstruction Proposal

74 The Board elected to table these items.

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76 **D. Consideration of Jago Pro Sidewalk Repair Phase 2 Proposal**

77 The Board elected to table this item.

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79 **E. Consideration of Precision Sidewalk Safety Proposal**

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board approved the Precision Sidewalk Safety Proposal in an amount not to exceed \$85,290.

F. Consideration of Inframark Sidewalk Audit Cat Brier

The Board elected to table these items.

G. Discussion of the Preliminary Fiscal Year 2026 Budget

Ms. Coronel mentioned that she has reduced \$500,000 in budget costs, which would include the new management company within that reduced amount, and noted that her budget does not call for an increase in resident costs. Ms. Phillips stated that she was not in favor of a 13 percent increase and that she was only voting to close out the budget meeting so that the budget could be sent to the county on time. Ms. Coronel then stated that the Board was rushed to get the budget out to be sent to the county; however, it was not sent on time for the budget hearing date that was voted upon at the last meeting.

Ms. Goldyn confirmed that the budget was sent to the county on time; however, the change in date was necessary to ensure that the date matched the public hearing date. Mr. Leet mentioned that it was filed legally. Mr. Ekert stated that to keep the public hearing date intact, the budget should have been sent on the Friday following the last meeting when the budget was approved.

Ms. Coronel stated that she has received two other bids that show \$100,000 less than what Inframark is charging. She stated that she had two separate companies provide an apples-to-apples comparison and that the median cost is less than the current charge for management services. Ms. Coronel stated to Mr. Chokanis that "Rizzetta" is one of the companies she had received information from to manage the District. Ms. Coronel then went over her budget line by line to demonstrate how it would save the District money.

Mr. Leet inquired when Katherine Bowen, the wetland scientist, would be available. Mr. Hamstra mentioned that she is recovering from hip surgery and should finalize her report after that time frame.

H. Consideration of Resolution 2025-10, Amending the Date and Time for Public Hearing

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, Resolution 2025-10, Amending the Date and Time for Public Hearing was adopted.

I. Discussion of United Land Services Hurricane Letter

It was noted that the letter is generically sent out to inform customers that it is hurricane season and to outline the proper steps for preparation.

J. Discussion of Agreement for Environmental Maintenance Services for Harmony West

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, Agreement for Environmental Maintenance Services for Harmony West was approved.

K. Review of the Geotechnical Report**i. Review of the Survey Drawing**

The Board elected to bypass this item.

FIFTH ORDER OF BUSINESS Staff Reports**A. United Land Services Landscaping Report**

Mr. Lomasney presented the landscaping report for the month.

B. Field Inspection Report

Mr. Pabon presented the field inspection report.

C. District Engineer

Mr. Hamstra presented the engineering report and asked the Board if they would like to abandon the maintenance facility project. Ms. Coronel made a motion to abandon the project; however, no other Board member seconded the motion, and the motion failed.

D. District Counsel**i. Discussion of Management Request for Proposals****ii. Discussion of Parking Ordinance****iii. Discussion of Flat Fee Provision**

Mr. Eckert discussed the request for proposals for management services.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board directed Mr. Eckert to issue the informal RFP for management services.

E. District Manager

Nothing to report.

SIXTH ORDER OF BUSINESS Consent Agenda**A. Consideration of Minutes from May 29, 2025, Budget Meeting****B. Consideration of Minutes from May 29, 2025, Regular Meeting**

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the meeting minutes were accepted as amended in accordance with the Board's direction.

The Board requested that the consent agenda be included on the next Board meeting agenda.

C. Review of Financial Statements

D. Acceptance of Check Register #301

EIGHTH ORDER OF BUSINESS Supervisor Requests

Ms. Coronel requested that the deposit be returned to the resident. Ms. Phillips raised concerns regarding the website and expressed her interest in serving as the website liaison.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, to continue the meeting to July 3rd at 6:00 p.m. was approved.


Secretary/Assistant Secretary


Chairman/Vice Chairman