

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Thursday, November 20, 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
Jo Phillips	Assistant Secretary
Brittney Coronel	Assistant Secretary

Also Present:

Lynne Mullins	PFM	
Verona Griffith	PFM	(via phone)
Michael Eckert	Kutak Rock	(via phone)
Samantha Sharenow	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 6:04 p.m. Roll call was taken, and quorum was established.

Public Comment Period

Mr. Leet called for public comment.

A resident commented regarding the ponds and noted they were sprayed this week. She also commented on the sidewalks and requested clarification on the parking ordinance.

Another resident requested trash cans for under the pavilions and trail signs.

A resident commented regarding improving communication with the community and clarification on the parking ordinance. She also noted the speed signs are now gone and people are speeding again.

There were no further public comments at this time.

**Consideration of the Minutes of the
October 23, 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 October 23, 2025, Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS

Business Matters

**Review and Acceptance of Fiscal Year
2025 Goals, Objectives, and
Performance Measures and Standards
Report**

Ms. Mullins noted the District has met all their Fiscal Year 2025 Goals and Objectives.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District accepted the Fiscal Year 2025 Goals, Objectives, and Performance Measures and Standards Report.

**Discussion Regarding Landowner
Notification from Florida Gas
Transmission Company, LLC**

Mr. Eckert gave an overview and noted there is an easement within the District that the gas company will be working through in January. The gas company has also requested a waiver of the five-day notice, but they have provided a tentative start date.

There was discussion regarding liability, the waiver, and the location of the easement.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with Ms. Coronel opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved the Landowner Notification from Florida Gas Transmission Company, LLC.

**Discussion Regarding Holiday Lights
Arrangement with the HOA**

Ms. Mullins noted the HOA arranges the holiday lights every year. It was noted the lights were already up.

**Discussion Regarding Trash from the
Halloween Event
1. Christmas Event**

Ms. Mullins noted there was excess trash left behind during the Halloween event. Berman is able to shift their working times back in order to pick up trash after the Christmas event if needed.

There was discussion regarding the trash pickup. It was noted there was trash everywhere, not just in the trash cans.

Ms. Coronel noted the previous field services company picked up the trash the next day.

It was noted Berman should be notified when these events take place in order to be aware that there will be an increase in trash the next day. The HOA needs to be sure they are picking up as much as possible after the event.

Ms. Sharenow recommended moving Berman shifts for the Christmas event in order to make decisions for future events. She also recommended putting out extra garbage cans during events.

It was requested that the HOA put additional trash cans out for the events.

**Consideration of the Parking Ordinance
for the Harmony CDD**

Ms. Mullins gave an overview of the parking map.

Mr. Leet reviewed the locations for the parking ordinance.

Mr. Eckert reviewed the updates within the ordinance.

It was noted the cost for the signage related to the ordinance is an open item as of now. District Counsel will follow up.

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 Parking Ordinance for Harmony CDD.

**Consideration of Resolution 2026-01,
Adopting an Amended Budget for Fiscal
Year 2025**

Ms. Mullins noted this to clean up the actual expenses within the line items for the auditor. She reviewed the changes. Once approved, this will be posted on the District's website.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Resolution 2026-01, Adopting an Amended Budget for Fiscal Year 2025.

**Consideration of Authorization to
Proceed with Sidewalk RFP**

- 1. Sidewalk Evaluation Criteria**
- 2. RFP Notice for Sidewalk
Grinding and Replacement
Project**

Mr. Hamstra gave an overview. He noted a detailed sidewalk inventory was done in 2021. He recommended having an updated study completed prior to grinding and replacement, to identify the most crucial areas and he gave an overview of the study process.

Ms. Mullins noted the completed study can be submitted to vendors to receive equal scope of work proposals. She reviewed the RFP process. She noted the sidewalk complaints and issues are extremely high and need to be addressed.

It was noted there are some funds available this year and once proposals are received, a solid budget can be created for next year.

There was discussion regarding the scope of work and the study. Mr. Hamstra noted the previous study was only done for inventory, not issues.

It was recommended to move forward with the most crucial areas and the RFP process, without completing the study.

There was lengthy discussion regarding the RFP process and the scope of work. Mr. Hamstra noted the bids can be set up in categories.

The District Engineer will follow up with an estimate of the cost of the study and analysis. There was brief discussion on his scope of work.

There was continued discussion regarding the RFP process and the scope of work for the District Engineer.

There was also discussion regarding the crucial areas.

Mr. Leet reviewed the options available to the Board:

- Move forward with the known crucial areas and the RFP process
- Have the District Engineer completely update the map prior to the RFP process
- Have the District Engineer update only the crucial areas within the map and add the lakes, then move forward with the RFP process for those areas only

There was brief discussion regarding the timing of the RFP process and the costs.

Ms. Mullins noted the estimated amounts can be placed within the budget each year until all sidewalks are complete and only need maintenance.

There was brief discussion regarding completing only the crucial areas or completing the entire sidewalks.

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 Authorization to Proceed with Sidewalk Analysis by Field Services, the Evaluation Criteria, and for District Management to Proceed with Sidewalk RFP in January.

**Consideration of Proposals for
Sculpture Repair from Centerline
Production**

Ms. Mullins reviewed the proposals from the artist. The total cost to repair both sculptures is \$7,641.00.

There was brief discussion regarding the proposals.

On MOTION by Ms. Phillips, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Proposals for Sculpture Repair from Centerline Production.

Ms. Phillips recommended adding the last sculpture repair to next year's budget.

Ms. Mullins noted she will work with each Supervisor on their recommendations for budget line items.

**Ratification of Payment Authorizations
Nos. 005 – 007**

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 Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Payment Authorizations Nos. 005-007.

Review of District Financial Position and Budget to Actual

Ms. Mullins stated the financials are through the end of October. No further action was needed by the Board at this time. It was noted only 5% of the budget has been spent at this time.

Ms. Griffith gave an update and noted no supporting documentation has been received thus far from Inframark.

There was discussion regarding the water bill. Ms. Phillips noted there have been irrigation breaks, and Toho had previously refunded portions of the bill when this took place.

There was brief discussion regarding the reserve account amount.

Ms. Griffith gave an overview of the assessments and how those will be allocated once received. Ms. Mullins noted it is recommended to keep at least 3 months' worth of bills in the account.

There was brief discussion regarding the financial statements.

THIRD ORDER OF BUSINESS

Landscape Management - United Landscape Services

Consideration of Proposals from ULS:

- **Work Authorization #196981
Crepe Myrtle Tree Removal for
\$3,805**
- **Work Authorization #194434
Dog Park on Cat Brier
Enhancement 2025 for
\$15,242.50**
- **Work Authorization #194491
Square on Gopher Apple Way
Enhancement 2025 for \$6,112**

Ms. Mullins gave an overview of the tree removal proposals.

There was brief discussion regarding the proposals. It was noted it is helpful to have photos with the proposals.

Ms. Phillips recommended that the Board review the pending tree removals in order to decide at the next meeting.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with Ms. Coronel opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved Proposed Work Authorizations #196981 in the amount of \$3,805.00, #194434 in the amount of \$15,242.50, and #194491 in the amount of \$6,112.00 from ULS.

Discussion Regarding Landscape Items:

Ms. Mullins noted that the mulch will start being put in on December 8, 2025.

There were no additional landscape items at this time.

FOURTH ORDER OF BUSINESS

Field Management -Berman

Consideration of Doggie Depot Poop Bag Station on Five Oaks

Ms. Mullins noted there has been a request for a Doggie Depot Station on Five Oaks and gave an overview of the location. The proposal is in the amount of \$658.98.

There was brief discussion regarding the proposal and the distance to the nearest doggie station. It was recommended to relocate the current station to that location.

This item was tabled.

Discussion Regarding No-Trespassing Sign Placement for Lake

Ms. Mullins noted that there have been two incidents of motorized boats being put into Buck Lake. Police were unable to do anything as there is no signage related to "No Trespassing" posted.

There was brief discussion regarding the boats and the boat ramp on the opposite side. It was noted that if the District does not own the lake, the District cannot trespass. This would be a Harmony West issue. No Trespassing would only be valid on CDD property.

There was discussion regarding the types of boats that entered the lake and the rules related to them.

District Management will research the cost of signage.

Berman Field Inspection Report

Berman gave an update on the current projects, including pressure washing, irrigation faucets that were leaking, fence panel repair, and the east entrance tower. All the boats and the dock have been cleaned

and repaired. Parks and the dog park have been cleaned up as well. It was noted there have been 89 concrete locations grinded.

Berman gave an overview of the pool issues. It was noted there currently is an electrical issue. Mr. Chokanis requested a weekly update.

Ms. Sharenow requested any historical information related to the pool to be sent to Berman, in order to have a better understanding of the pool issues.

There was brief discussion regarding the historical background of the pool repairs.

Ms. Phillips recommended purchasing a printer for Berman. There was brief discussion regarding the printer. Ms. Mullins will follow up.

Ms. Phillips noted there is a phone number listed on the reservation website for emergencies, but it is incorrect. The website is unable to be updated. It was recommended to print out small signs to place on the boats with the correct information. Ms. Mullins will follow up.

Ms. Coronel commented regarding the process of boat reservations. Berman gave an overview of the process and noted the reservation alarms are now being sent to all Berman staff that are working.

There was brief discussion regarding the need for more Berman staff to complete all projects needed. Ms. Sharenow noted having a dedicated person, with a bigger machine, to complete all pressure washing would be helpful.

Ms. Phillips commented on the black edging around the flowers. Ms. Sharenow will get recommendations on other possibilities. It was noted that the new mulching will cover the edging, once completed.

Ms. Mullins will request an update on mulching.

There was brief discussion regarding the total pressure washing project and cost. Ms. Sharenow noted that proposal would complete everything.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with Ms. Phillips opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved the Berman Pressure Washing Proposal in the amount of \$6,160.00.

Ms. Coronel commented regarding the lights for the flagpoles in the Square. There was brief discussion regarding the lights. It was noted that Berman is in the process of fixing those tomorrow.

Ms. Coronel noted there are not many outlets working in the Square. Berman will follow up.

FIFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –

Mr. Eckert gave an overview of the updated open carry law for firearms and the locations where it is prohibited. He will keep the Board updated on any changes.

District Engineer –

Mr. Hamstra gave an update regarding the maintenance facility. Permit applications will be submitted by the middle of December to start the process.

Mr. Hamstra noted the process of getting the RV storage lot and Garden Road back up and running is under way.

The Dragonfly Ponds work has been tabled until the next meeting to confirm the scope of work. Mr. Hamstra does not want them to scalp the entire shoreline.

Mr. Hamstra gave an update on the nuisance species. Although it has been sprayed and maintained in the past, it seems to have taken over again. The wetland specialist completed her annual inspection for the report to South Florida and is concerned that the nuisance species is more than 5% of the area. It is recommended to gather proposals to treat this area again.

Mr. Hamstra noted the updated sidewalk inspection map, and all analysis will cost approximately \$50,000.00 - \$60,000.00.

There was brief discussion regarding the RV storage lot. Mr. Leet gave an update and noted discussion with the County is still in progress.

There was brief discussion regarding the location for the crucial sidewalk repair.

Mr. Hamstra noted historical pool issues and topics would be recorded in previous meeting minutes.

There was continued discussion regarding the sidewalk repair. Mr. Hamstra noted if it was only a portion, the estimated cost of an update map and analysis would be approximately \$40,000.00 - \$45,000.00.

There was brief discussion regarding the budget for sidewalk repair and completing the repairs in phases. Mr. Hamstra noted the needed repairs could be categorized as moderate and most severe. There was continued discussion regarding the timing of the RFP process. It was noted Schoolhouse Road and Five Oaks Road from the roundabout at Cat Briar to Schoolhouse Road are the most crucial.

Ms. Mullins noted the RFP process would most likely take place in January. The sidewalks are a priority due to safety hazards and are only getting worse.

There was brief discussion regarding the cost effectiveness of completing the sidewalks piece by piece or completing the entire project. Ms. Phillips commented regarding Primrose Willow getting repaired.

There was also discussion regarding the reserve study. Ms. Phillips recommended having the Board gather ideas for the study and bring them back to the next meeting. Ms. Mullins noted she can gather proposals if the Board chooses.

There was brief discussion regarding having a Board liaison work with Field Services and the vendors versus having the District Engineer's analysis. Mr. Hamstra noted the current map could be used with larger blown-up versions. There was continued discussion regarding the RFP process and the scope of work for Field Services. The entire analysis will be completed at this time in order to break down the repair in phases and budget accordingly. The crucial sidewalks will still be completed first, with an RFP process beginning in January.

Ms. Phillips noted the Board can review the previous proposal from Precision Sidewalk Safety to notate the breakdown of repairs needed.

Ms. Coronel will be the liaison to work with Field Services on the sidewalk repair analysis.

Ms. Mullins noted the Board needs to review the evaluation criteria. Mr. Hamstra will work on the bid documents.

District Manager –

Ms. Mullins stated the next meeting is scheduled for December 18, 2025. Ms. Mullins will need to confirm quorum as an auditor must be selected at that meeting.

Supervisor Requests and Audience Comments

Ms. Phillips handed out the previous reserve study for review. She also noted various topics that need to be addressed within the District for future meetings. The District currently mows the median on 192 in front of Harmony, and this could be turned back over to the County. The landscaping would need to be removed in order to do so. She also noted the rules and regulations are out of date and should be reviewed.

Ms. Phillips recommended having a folder for previous minutes to refer back to. She also recommended having the Board sit in a circle when holding meetings for better communication.

There was brief discussion regarding storage spaces.

Ms. Phillips commented on the kiddie pool and recommended transitioning that into a picnic area due to upkeep.

Ms. Phillips requested clarification on what line-item bills are placed under and commented regarding the reserves.

There was brief discussion regarding the minutes and the possibility of having a summary of action items sent out after each meeting. It was recommended that each Board member take notes for their own reminders.

Ms. Phillips commented regarding the OUC buyback program and noted the District has OUC convenience lighting. There was brief discussion regarding the lighting costs and the OUC contracts.

Ms. Phillips also commented regarding the TOHO contracts and communication with the residents. She recommended having a quarterly newsletter. Ms. Coronel noted that the HOA uses the boards in the community. A resident recommended working with the HOA Manager to send out email blasts.

Mr. Leet commented regarding the pavilion that was just cleaned up. He requested getting a proposal to have a trash can placed in that location by Field Services. Mr. Leet also commented on the construction on the side of the road. It was noted there will be cleanup needed in the future.

Ms. Phillips commented regarding the inlet drain. It was noted that Berman will be scheduling for this item.

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

Adjournment

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the November 20, 2025 at 8:27 p.m., Board of Supervisors Meeting.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson