

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING

Thursday, December 18, 2025, at 6:00 p.m.

**Su Mesa Cafe at 7250 Harmony Square Dr. S,
Harmony, FL 34773**

Board Members Present:

Daniel Leet	Chairman
Jo Phillips	Assistant Secretary
Julie Nichols Williams	Assistant Secretary

Also Present:

Lynne Mullins	PFM	
Verona Griffith	PFM	(via phone)
Michael Eckert	Kutak Rock	(via phone)
Jonathan Soto	Berman	
Eddie Padua	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 comments.

A resident, a member of the Garden Committee and Nature Committee, commented regarding the garden. He noted Berman and ULS have been a great help with moving and utilizing the mulch. He stated that he has submitted a recommendation regarding parking policies to not park in the bike lane. He also noted there is an ongoing issue with a crack in the road at the corner of Bear Grass and Cat Briar, which he submitted to the Osceola County request webpage. Osceola County fixed the issue on December 18, the same day as the request.

Another resident requested an update regarding the trash can at the pavilion. She also thanked the Board for approving the repairs to the sculptures. She noted it was time for the annuals to be changed.

A new resident commented regarding an area in view of his property that needs to be landscaped and requested permission to proceed with landscaping that area. He also commented regarding pool

maintenance responsibility. It was noted the HOA maintains the specific clubhouse pool in the Lakes community, but the CDD maintains the pool in the other area.

There was brief discussion regarding maintenance responsibilities and associated fees. Ms. Mullins noted she can discuss any requested information after the meeting.

There were no further public comments at this time.

Consideration of the Minutes of the November 20, 2025, Auditor Selection Committee Meeting

The Board reviewed the minutes.

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 Minutes of the November 20, 2025, Auditor Selection Committee Meeting.

Consideration of the Meeting Minutes of the November 20, 2025, Board of Supervisors' Meeting

The Board reviewed the minutes.

Ms. Phillips noted a change in minutes regarding the landscaping on 192 and stated there should be a change from "should" to "could". Ms. Phillips requested that the minutes be sent out prior to the agenda packet.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Minutes of the November 20, 2025, Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of Quote from Aquatic Weed Management for Winter Sweep in an amount totaling \$82,000

Mr. Hamstra gave an overview and noted the weeds have grown immensely. This is for the vendor to complete treatment and take care of the current weed issues. It was noted there are only a few vendors used for the conservation areas. This vendor is routinely lower than others.

There was brief discussion regarding the budget. Ms. Griffith noted there is \$50,000 allocated for invasive weeds and \$50,000 for miscellaneous.

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 Quote from Aquatic Weed Management for Winter Sweep in an amount totaling \$82,000.00.

Consideration of Quote from Spies for Splash Pad Recirculation Pump Repair

Berman gave an overview and noted the quote is for repairs, but the Splash Pad motor is bad and needs total replacement. The motor replacement cost is \$1,025.00.

There was brief discussion regarding the motor. It was noted most of the motors are significantly older.

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 Quote from Spies for Splash Pad Recirculation Pump Repair and Replacement with a not to exceed amount of \$1,320.00.

Consideration of Invoice from the Harmony West CDD for Cost Sharing of Bio-Tech Consulting Services Cost Sharing in an amount totaling \$3,250

Mr. Leet noted this is for the invasive plant treatment of Buck Lake. This is a shared cost with Harmony West.

There was brief discussion regarding the decision-making process for the shared cost and the date of invoice. It was noted this invoice is for 2024 and Bio-Tech is behind on sending invoices.

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 Invoice from Harmony West CDD for Cost Sharing of Bio-Tech Consulting Services Cost Sharing in an amount totaling \$3,250.00, pending this was amount was not previously paid.

Ms. Mullins will follow up regarding payment.

Mr. Leet will confirm the work has been completed.

Review of Auditor Selection Committee Rankings & Selection of Auditor

Ms. Mullins reviewed the recommended rankings from the Auditor Selection Committee. It was noted Grau and Associates was ranked No. 1. Once approved, District Management will move forward with an Auditor Engagement Letter.

On MOTION by Ms. Phillips, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District reviewed and approved the Auditor Selection Committee Rankings and Selection of Auditor as Grau and Associates.

Ratification of Payment Authorizations Nos. 008 – 011

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. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Payment Authorizations Nos. 008-011.

Review of District Financial Position and Budget to Actual

Ms. Mullins stated the financials are through November. No further action was needed by the Board at this time. It was noted only 13% of the budget has been spent at this time.

THIRD ORDER OF BUSINESS

Landscape Management - United Landscape Services

Consideration of Proposals from ULS:

- 1. Work Authorization #207856
Troubleshoot 17 Zones Not
Working for \$2,080**
- 2. Work Authorization #207854
12 Zones Timer Five Oaks
Entrance for \$580.20**

- 3. Work Authorization #207870
Hunter Nodes Install/Solenoids
for \$3,064.15**
- 4. Work Authorization #207948
Winter Flowers 2026 for \$3,500**

Mr. Lomasney gave an overview of the proposals.

There was brief discussion regarding the proposals.

There was also brief discussion regarding the annuals. It was noted that Mr. Lomasney will work with Ms. Castle. These will be installed in January.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Proposed Work Authorizations #207856 in the amount of \$2,080, #207854 in the amount of \$580.20, #207870 in the amount of \$3,064.15, and #207948 in the amount of \$3,500 from ULS.

Discussion Regarding Landscape Items:

Mr. Lomasney gave updates regarding landscaping maintenance. He noted the mulch has been completed and will be inspected tomorrow. Sycamore leaves are consistently falling and being picked up each day. He noted ULS is trying to identify valves as there have been ongoing issues with the decoders and solenoids.

It was noted that the sidewalk is now across 192. Mr. Lomasney gave an overview of the damage and noted the repairs have been made.

Mr. Lomasney noted he has received a resident complaint regarding The Estates of Harmony entrance. The resident recommended having annuals in that location with additional landscaping. It was noted this will be an additional cost and will be brought back to the next meeting.

There was brief discussion regarding the additional landscaping at The Estates of Harmony entrance. It was noted there are no other HOA entrances that are maintained by the CDD.

There were no additional landscape items at this time.

FOURTH ORDER OF BUSINESS

Field Management -Berman

**Consideration of Proposal from Swartz
Associates for Garbage Bin
Replacements for \$8,070**

Berman gave an overview.

There was brief discussion regarding the locations, the types of garbage bins, and the shipping cost.

There was also brief discussion regarding the grills being rotted out.

The Board requested additional proposals and an additional garbage bin for the pavilion.

It was noted these trash cans are full when emptied and are emptied twice a week.

This item was tabled.

**Consideration of Proposal from Spies
for Filter Grids for \$3,130**

Ms. Mullins gave an overview of the proposal and noted this is for replacement.

Berman noted it is a local vendor with the grids in stock.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Proposal from Spies for Filter Grids for \$3,130.00.

**Consideration of Proposal from the
Plummer Painting Company for
Painting Exterior Steel Sculptures for
\$6,421**

Ms. Mullins gave an overview of the proposal. This vendor manages the sculptures throughout Lake Nona. This proposal includes washing, sanding, cleaning of rust, priming and painting. These sculptures have never been refurbished.

There was brief discussion regarding the proposal, scope of work, and various meanings of the sculptures. It was noted this could possibly be completed by the end of the year once approved.

Mr. Leet recommended additionally having the informational signs be viewed for refurbishment needs.

It was noted the sculptures will be painted to match the current colors.

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 Proposal from the Plummer Painting Company for Painting Exterior Steel Sculptures for \$6,421.00.

Consideration of Capital Improvements Project Summary

There was brief discussion regarding the summary and the categorization of the needed sidewalk repairs.

It was noted Berman has been unable to contact Ms. Coronel regarding the sidewalks. Once a walkthrough has been completed, proposals can be requested.

Ms. Phillips requested proposals for the volleyball court for the next meeting.

This item was tabled.

Berman Field Inspection Report

The Board reviewed the Inspection Report.

FIFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –

Mr. Eckert reminded the Board of the required annual 4-hour Ethics Training that is due December 31, 2025. It was noted the parking ordinance did not include prohibited parking in a bike lane. The ordinance has been submitted to the County Attorney for review. It can be resubmitted if requested, with the update, in January.

There was brief discussion regarding the parking ordinance. District Counsel will review the Osceola County parking ordinance as the bike lane prohibition may already be included.

Mr. Eckert gave an overview of the research process.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District approved District Counsel to revise the ordinance to include a parking in bike lane prohibition, subject to review of the Osceola County parking ordinance.

Ms. Phillips noted there is a way to report parking violations on the Osceola County website.

Ms. Mullins will follow up with Code Enforcement regarding the parking violations.

After research, Mr. Eckert noted the prohibition for parking in bike lanes is included in the Florida Statutes and the Osceola County ordinances. Complaints should be submitted to the County.

District Engineer –

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

Mr. Hamstra noted he is still researching the maintenance responsibility of the pedestrian crossing near the high school. It was noted there is graffiti that needs to be cleaned up, and the area is most likely owned by the County. Mr. Lomasney noted there is also graffiti in the tower.

There was brief discussion regarding cleaning up the graffiti and maintenance responsibility.

Mr. Hamstra gave an update on the nature trail exhibit. An updated map has been given to the Board for review. Once approved, this will be provided to the wetlands scientist to research what can be done regarding maintenance on the trails.

Mr. Hamstra will follow up with Osceola County regarding the RV/Storage lot.

Mr. Hamstra gave an update regarding the sidewalk repairs and provided the criteria from Orange/Lake/Seminole County regarding repairs. Booklets have been created for each area to document the locations of repairs needed. Once photos and locations are received, proposals will be requested.

District Manager –

Ms. Mullins stated the next meeting is scheduled for January 29, 2025.

Supervisor Requests and Audience Comments

Mr. Leet noted the 2022 Reserve Study is being reviewed by PFM for future budget planning and needed adjustments.

Ms. Phillips commented regarding the outdated Rules of Procedure. Ms. Mullins agreed that they need review. There was a recommendation to have a workshop regarding updates needed.

Mr. Leet requested AA batteries for the meetings. He also commented regarding the bus stops and getting a hardscape and bike racks in those locations. Mr. Eckert noted the CDD owns that land and can implement the bike racks as they so choose. Ms. Mullins will follow up with proposals.

Mr. Leet will send the locations to the District Engineer for the bike racks.

There was brief discussion regarding parking on the grass on Little Blue Lane and the location. Ms. Phillips recommended laying gravel for parking in that location. Mr. Hamstra will send a proposal to District Management.

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 December 18, 2025, at 7:19 p.m., Board of Supervisors Meeting.



Jennifer L. Williams

Secretary / Assistant Secretary



Dan Leet

Chairperson / Vice Chairperson