Harmony
Community Development District

District Office: 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

The following is the proposed agenda for the meeting of the Board of Supervisors for the Harmony Community Development District, scheduled to be held **Wednesday, March 25, 2026, at 6:00 p.m. at Su Mesa Cafe at 7250 Harmony Square Dr. S, Harmony, FL 34773.** Questions or comments on the Board Meeting or proposed agenda may be addressed to Lynne Mullins at mullinsl@pfm.com or (407) 723-5900. A quorum (consisting of at least three of the five Board Members) will be confirmed prior to the start of the Board Meeting.

To attend the meeting virtually, please see the information below.

Zoom: https://zoom.us/j/98849458640 Or Call In: 305-224-1968; ID: 98849458640#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order
- Roll Call to Confirm Quorum
- Public Comment Period

1. Consideration of the Meeting Minutes of the February 26, 2026, Board of Supervisors' Meeting

Business Matters

2. Discussion Items:
    1. Status on Board Member Discussions with County for Parking Ordinance
    2. Parking at the Swim Club Pool for Golf Carts
    3. Extra OCPS Swim Lessons Beginning in April
    4. Speeding Concerns on Five Oaks Drive
3. Ratification of Payment Authorizations Nos. 021 – 023
4. Review of District Financial Position and Budget to Actual *(provided under separate cover)*

United Landscape Services Landscape Management

5. Consideration of Proposals from ULS:
6. Discussion Regarding Landscape Items

Berman Field Management

7. Boat Status Update
8. Consideration of Swim Club Pool Valve Proposals
9. Sidewalk RFP Update

If you are interested in obtaining any of the materials for the agenda, please reach out to Lynne Mullins at (407) 723-5935 or mullinsl@pfm.com.

pfm

Other Business

Staff Reports

District Counsel

District Engineer

District Manager

Supervisor Requests

Adjournment

If you are interested in obtaining any of the materials for the agenda, please reach out to Lynne Mullins at (407) 723-5935 or mullinsl@pfm.com.

Harmony
Community Development District

Meeting Minutes of the February 26, 2026, Board of Supervisors' Meeting

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Thursday, February 26, 2026, at 6:08 p.m.
Su Mesa Cafe at 7250 Harmony Square Dr. S,
Harmony, FL 34773

Board Members Present:

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

Also Present:

Lynne Mullins	PFM	
Verona Griffith	PFM	(via phone)
Blake Firth	PFM	(via phone)
Michael Eckert	Kutak Rock	(via phone)
Jonathan Soto	Berman	
Eddie Padua	Berman	
Samantha Sharenow	Berman	(via phone)
David Hamstra	Pegasus	
Nick Lomasney	ULS	
Raul Pabon	Inframark	
Howard Neal	Inframark	
Various Residents in person and via Zoom		

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 6:08 p.m. Roll call was taken, and quorum was established.

Public Comment Period

Mr. Leet reviewed the public comment period process and called for public comments.

A resident commented regarding the boats not working correctly on Buck Lake. He noted this is not the first time commenting on this issue.

A resident commented regarding the sidewalk issues on Button Bush Loop. He noted they are not marked for repair. The resident also commented on the boats not working and the condition of the dock. Lastly, he commented on the possibility of the District owning the pickleball courts.
A resident commented regarding the park on Indian Grass Grove and noted the majority of the landscaping has been removed and replaced with sod. The Board noted the park needed refurbishment.

A resident noted she had sent an email and photos to Ms. Mullins and Mr. Padua regarding the hills in front of the Clubhouse. She gave an overview of the location. She noted there is major overgrowth and the sprinklers do not work. Mr. Lomasney has been in contact with her regarding the issue. She also commented on the armadillo holes in the lawns due to the bugs. She recommended treatment.

A resident commented regarding the vegetation in the ponds.

A resident commented regarding the sidewalk issues.

A resident commented regarding cars and trailers being illegally parked. It was noted this will be discussed during the meeting and appropriate action will be taken. He also noted there are dead trees around North Lake pond.

There was brief discussion regarding the RV lot.

It was noted any further issues can be directed to the Board via email.

A resident, via phone, commented regarding safety and parking issues. She also commented regarding the boat motors and boat vests. Lastly, she commented regarding the striping at the stop sign by the front of the restaurant. She noted this has been an issue that she has brought to the Board's attention multiple times.

A resident commented regarding the safety issues with the root systems at the dock on Buck Lake.

There were no further public comments at this time.

Consideration of the Meeting Minutes of the January 29, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

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 Minutes of the January 29, 2026, Board of Supervisors' Meeting.

Consideration of Resolution 2026-02, General Election

Ms. Mullins noted Seat 2, held by Ms. Phillips, and Seat 4, held by Mr. Chokanis, are scheduled for General Election in November 2026. This resolution authorizes District Management to notify the Supervisor of Election and to run proper notice.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Resolution 2026-02, General Election.

SECOND ORDER OF BUSINESS

Business Matters

Discussion Items:

1. **County Decision on Parking Ordinance**
2. **Enclave at Lakes of Harmony HOA, Quit Claim Deed for Tract K-90**
3. **Lift Station Purchase Request from Toho**
4. **OCPS Swim Lessons**
5. **Homeschooling Sessions at the Harmony CDD**
6. **Eagle Creek Soccer Academy at Lakeshore Park**
7. **Harmony Community Church Easter Service**
8. **Pawlicious LLC Vendor Pop-Up Request**
9. **Updating Rules of Procedure**
10. **Parking at the Swim Club Pool for Golf Carts**

Mr. Eckert noted the County has decided not to move forward with the drafted Parking Ordinance as there are parking restrictions already in place for Harmony CDD. It was noted the County has not taken care of any violations, and District Counsel will move forward with communication to the County's Attorney's office.

It was recommended that a representative from the Board schedule a meeting with Commissioner Booth. Ms. Coronel noted she has reached out to Commissioner Booth twice, with no response. Mr. Leet will contact Commissioner Booth as well.

Mr. Eckert gave a historical overview of the Quit Claim Deed for Tract K-90, which is more accurately named K-900. He noted this is a platted parcel and is a lake that is owned by the HOA, based on the Developer's Quit Claim Deed. District Counsel stated the CDD has no responsibility for Tract K-900 except relating to the storm water structures. It was noted the HOA was not aware of the historical background relating to the Quit Claim Deed.

Mr. Eckert gave an overview of the lift station purchase request from TOHO and noted the lift station is located on a CDD parcel. The District has an obligation to give TOHO an easement for that infrastructure, but they are asking for the deed to that parcel.

It was noted that District Counsel has been in communication with the District Engineer regarding this matter. Mr. Hamstra gave an overview of the location and noted his only concern is that this would leave a narrow area to navigate the drainage easement.

Mr. Leet noted that the CDD owns the adjacent areas to the parcel providing access.

There was brief discussion regarding the location and access to the drainage easement. It was noted the District will either need to create an easement for TOHO or deed them the lift station parcel. Mr. Eckert noted TOHO has offered $5,000 for the lift station parcel.

There was discussion regarding usage of the parcel and cost.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved an easement regarding the Lift Station Purchase Request from TOHO and authorized District Counsel to draft an agreement.

Ms. Mullins noted Orange County Public Schools (OCPS) has reached out regarding swimming lessons. Previously, there has not been a deposit or hourly charge required. It was noted the Board previously voted not to charge the fees to OCPS. District Counsel has recommended an Interlocal Agreement to be executed. District Management will follow up to complete the agreement.

Ms. Mullins noted a resident contacted her regarding holding homeschool sessions on District property three (3) to four (4) times a week. These will be free in the beginning until enough students attend the sessions to charge. Ms. Mullins reviewed the deposit requirements to rent the Square.

There was brief discussion regarding whether the homeschool group is part of an organization and if the contact person is a resident or not. Ms. Mullins will follow up.

This item was tabled.

Ms. Mullins gave an overview of the Eagle Creek Soccer Academy and noted they practice for 2 hours, twice a week, on Harmony soccer fields. Eagle Creek Soccer Academy does collect payments. There is no deposit on file, and they have not been charged the hourly fee up to this point. The required hourly fee is $5 per hour.

There was brief discussion regarding payments and usage of the fields by Eagle Creek Soccer Academy.

Ms. Mullins noted that their liability insurance has been submitted.

The Board agreed to not retroactively collect payments. Eagle Creek Soccer Academy will need to submit an application under their business name for reservation, submit a deposit, and prepay the hourly rate.

There was brief discussion regarding usage fees.

Ms. Mullins will follow up regarding what percentage of the children live in Harmony CDD.

On MOTION by Ms. Coronel, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Eagle Creek Soccer Academy at Lakeshore Park to proceed with practices, contingent upon receiving proper insurance, deposit, and fees.

Ms. Mullins recommended reevaluation of the fee structure as needed.

There was brief discussion regarding the Harmony Community Church Easter service. It was noted the Board waives the deposit and fee related to the service. This is an annual event in Harmony CDD.

Ms. Mullins noted a vendor has contacted her regarding holding a pop-up event on District property, in front of the Town Square. Pawlicious LLC is a for-profit business and wants to hold an event on March 7. 2026. It was noted that a deposit and hourly rate will be required. The vendor has requested a lower deposit fee.

Ms. Phillips recommended referring him to the HOA market.

There was brief discussion regarding the vendor and deposit.

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 Pawlicious LLC Vendor Pop-up Request with the standard deposit and fees.

Ms. Phillips noted there are many rules that need to be changed and updated. She reviewed the usage fees and non-resident fees. It was noted that these need to be increased.

Ms. Mullins recommended review of the rules little by little.

Mr. Eckert noted rules can only be officially changed at a Public Hearing for rule making. This is a statutory requirement. Rules should include Rules of Procedure, rates and fees, and disciplinary rules. All other guidelines should be listed as policies in order to have more flexibility of change.

There was brief discussion regarding the process for updating the rules. Ms. Phillips recommended that each Board member review the rules to make any suggested changes.

Ms. Mullins recommended holding a workshop. She will send out the rules document to the Board.

The Board will bring their suggested rule updates to the next Board meeting.

There was brief discussion regarding the Swim Club Pool parking for golf carts. Ms. Phillips recommended having golf carts park at the pergola to free up parking spaces.

The District Engineer will review the foundational aspects and safety of parking the golf carts in this area and will report back at the next meeting.

Ratification of Payment Authorizations Nos. 017 – 020

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 Ms. Phillips, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Payment Authorizations Nos. 017-020.

Review of District Financial Position and Budget to Actual

Ms. Mullins stated the financials are through January. No further action was needed by the Board at this time. It was noted only 18% 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 #194705 Buck Lake Enhancement for $6,216.50
2. Work Authorization #194706 Square on Buck Ln Enhancement for $1,980
3. Work Authorization #194430 Square on Primrose Willow Dr Enhancement for $1,839.70
4. Work Authorization #194390 Square on Dahoon Holly Ct Enhancement for $1,391.30
5. Work Authorization #194337 Square at Button Bush Loop Enhancement for $3,139.50
6. Work Authorization #194375 Sundrop Park Enhancement for $2,101.80

7. Work Authorization #194364 Sundrop Square Enhancement for $3,418.50
8. Work Authorization #194235 Habitat Park Enhancement for $435
9. Work Authorization #194223 Harmony Square Enhancement for $9,365.60
10. Work Authorization #194218 Middle Brook Pl Playground Enhancement for $8,370.90
11. Work Authorization #194211 Feathergrass Park Enhancement for $10,227
12. Work Authorization #214690 3" Mainline Break for $910.

Mr. Lomasney gave an overview of the proposals and noted the mainline break proposal has already been completed.

It was noted proposals #1 – #11 on the agenda have previously been brought before the Board.

There was discussion regarding the proposals. Mr. Lomasney noted the biggest issues are at Buck Lake, Feather Grass, and Middlebrook. These are proposals #1, #10 and #11.

There was brief discussion regarding the budget. Ms. Griffith noted that 16% of the park landscaping budget has been used and there are contingency funds available.

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 Work Authorization #194705 Buck Lake Enhancement for $6,216.50 and Work Authorization #194211 Feathergrass Park Enhancement for $10,227, and ratified Work Authorization #214690 3" Mainline Break for $910.

Discussion Regarding Landscape Items:

Mr. Lomasney gave updates regarding landscaping maintenance and noted the big project in March is leaf removal. The Garden Committee uses the leaves as compost. He gave an update on the freeze damage and noted he will prepare a proposal for the plants needing replacement.

Mr. Lomasney gave an update on the park refurbishments and noted flower beds can be added if approved. He will submit a proposal at the next meeting.

There was brief discussion regarding the park refurbishment status.

There were no additional landscape items at this time.

FOURTH ORDER OF BUSINESS **Field Management - Berman**

Consideration of Boat Life Vest Proposals

Berman gave an overview of the three proposals for boat life vests.

There was brief discussion regarding the number of vests to be purchased and sizes.

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 #2 in the amount of $536.51 for Boat Life Vests.

Consideration of Boat Motor Proposals

Berman gave an overview of the two proposals for the boat motor. It was noted the current pontoon boat motor is too small for the battery.

There was discussion regarding the proposals. It was noted the first proposal does not include batteries and would require additional costs. Berman noted the best motor is the Elco motor within the second proposal and has a five-year warranty.

A resident commented regarding the boat motor versus replacement of the boat.

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 Proposal #2 in the amount of $15,752 for the Boat Motor.

Consideration of Boat Replacement Proposals

Berman gave an overview of the two proposals for boat replacement. It was noted that the motor package is half the cost of a new boat.

There was lengthy discussion regarding purchasing a boat motor versus purchasing a new boat. Berman noted a pontoon boat should be replaced every 10 years. Mr. Leet noted this should be in the reserve study.

There was brief discussion regarding previous boat upkeep and maintenance.

Ms. Phillips recommended getting a used motor until the new fiscal year. She noted the new motor can be for the 20-foot pontoon, until a new boat is purchased. Upon purchase, the newer motor can be placed on the 16-foot pontoon.

Ms. Mullins noted that according to the reserve study, the pontoon boat life expectancy is 20 years.

There was brief discussion regarding the budget and how old the pontoon boats are.

Consideration of Trolling Motor Proposals

Berman gave an overview of the three proposals for the trolling motor proposals. It was noted these are for the bass boats.

On MOTION by Ms. Phillips, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Proposal #3 in the amount of $703.50 for Trolling Motors.

Consideration of Pressure Washing Quotes

Berman gave an overview of the three pressure washing proposals. It was noted this is in addition to the current machine in order to make the project progress quicker.

There was brief discussion regarding the difference in pressure washing machines and the budget.

This item was tabled until the budget meeting.

Discussion Regarding Plant Damage on Resident's Ground Cover

Ms. Mullins gave an overview of the plant damage on a resident's ground cover due to Rose Paving's sidewalk repairs. She noted they have not been replying to any communication and have not done satisfactory work.

Ms. Phillips gave an overview of the issue and recommended the District pay for repairs.

Mr. Lomasney and Berman will provide proposals.

Ms. Mullins noted she is authorized to approve quotes up to a certain amount once proposals are received.

Sidewalk RFP Update

Ms. Mulllins noted that the District Engineer has finalized all the sidewalk plans and District Counsel is finalizing the RFP.

Ms. Coronel noted there may be additional areas needing repair based on severity of the issue.

There was discussion regarding the process of repair and replacement and the RFP timeline. It was noted that a vendor is charged for each mobilization.

Mr. Hamstra will follow up in obtaining previous bids to provide a cost estimate and comparison.

There was brief discussion regarding the budget. It was noted there is a $195,000 threshold for maintenance repairs for this project, and anything beyond that would need to go out for public bid. There is currently $150,000 budgeted for these repairs.

It was noted some of the sidewalks will be repaired, while others will be grinded. Ms. Phillips noted sidewalk grinding is in Berman's current contract.

Mr. Hamstra noted it comes down to staffing, and since there are so many issue areas it may need to be bid out to a different company if the full scope of the grinding is beyond Berman's capabilities.

FIFTH ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – Mr. Eckert gave an update on the current legislative session.

District Engineer – Mr. Hamstra gave an update on the RV/Storage lot and noted the plans have been updated with a cost estimate for stabilizing the road and storage area. This cost estimation for stabilization is approximately $500,000. This cost does not include mobilization and the required culvert. There are several updates to finalize and bring back to the County. This will be brought back at the budget meeting.

District Manager –
Ms. Mullins stated the next meeting is scheduled for March 25, 2026. The budget workshop will be held at 4:30 p.m. She noted that she is unavailable for the April 30th meeting and recommended that the meeting is rescheduled to April 23rd at the same time and location. The Board agreed to move the meeting to April 23rd. Ms. Mullins will email out an updated calendar invite.

There was brief discussion regarding speed bumps in the community. Mr. Hamstra gave an overview of speed bumps, speed humps and speed tables. He noted these would have to be approved by the County

and there would have to be a show of favorable support from the residents. Mr. Hamstra will follow up with the County on requirements and cost. This item will be placed on the agenda.

Ms. Mullins noted the Florida Natives Sculpture and other signage refurbishment has been completed.

Ms. Mullins gave an update regarding the striping request on Five Oaks Drive. She noted the County met on February 17th and is progressing through the issue. She will provide updates as they are received.

Supervisor Requests and Audience Comments

Ms. Phillips recommended redoing the soccer field or putting a practice field next to the current field. Mr. Lomasney will provide a proposal.

Mr. Leet requested a new Zoom account for the District with the new email address.

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

Adjournment

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the February 26, 2026, at 8:28 p.m., Board of Supervisors' Meeting.

_____
Secretary / Assistant Secretary

_____
Chairperson / Vice Chairperson

Harmony
Community Development District

Discussion Items

Harmony
Community Development District

Status on Board Member Discussions with County For Parking Ordinance

Harmony
Community Development District

Parking at the Swim Club Pool for Golf Carts

Harmony
Community Development District

Extra OCPS Swim Lessons Beginning in April

Blake Firth

From: Laura Stenberg <laura.stenberg@osceolaschools.net>
Sent: Tuesday, March 10, 2026 12:42 PM
To: Blake Firth
Subject: Pool Use - Addtional Schools

ALERT: This message is from an external source. BE CAUTIOUS before clicking any link or attachment

Hello Blake,

I was wondering if it would be possible for us to use the Harmony Pool for 3 other schools' swim program. The Chris Lyle pool in St. Cloud is closing April 1st and we had 8 schools scheduled to swim there starting April 1st. I am hurrying to find a solution for these 8 schools and your help would be greatly appreciated.

The following schools I would send to Harmony:
Hickory Tree ES - April 6-17
Voyager K8 - April 20-May 1
Narcoossee ES - May 11-22

Thank you,
Laura Stenberg
Physical Education and Athletics Resource Teacher
School District of Osceola County
817 Bill Beck Blvd Kissimmee, FL 34744
407-518-2917
(Internal) x65606

District Mission: "Education which inspires all to their highest potential."

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Harmony
Community Development District

Speeding Concerns on Five Oaks Drive

Blake Firth

From: Mike Porcaro <mike1972430@gmail.com>
Sent: Tuesday, March 10, 2026 6:56 PM
To: Ask Harmony CDD
Subject: Five oaks

ALERT: This message is from an external source. BE CAUTIOUS before clicking any link or attachment

Community Safety Concern – Five Oaks Drive

Good evening,

I would like to bring up an ongoing safety issue that I previously mentioned at the last CDD meeting regarding Five Oaks Drive. Unfortunately, the speeding problem continues and seems to be getting worse. At times it feels like the "Indy 500," with vehicles traveling at extremely high speeds. Just recently, a car passed by at approximately 70 miles per hour.

This is a serious safety concern for residents, pedestrians, and children in the neighborhood. It is only a matter of time before someone gets seriously hurt or worse.

I did reach out to the Osceola County Sheriff's Office about the issue, but they indicated they do not have the resources to consistently monitor the area.

With that in mind, I would like to ask if the CDD board could discuss potential traffic-calming solutions such as speed bumps, traffic circles, or other roadway design changes (for example, a landscaped circle or island in the middle of the road) that could help slow traffic down.

I believe taking proactive steps now could prevent a future accident and improve safety for everyone in the community.

Thank you for your time and consideration

Mike Porcaro

6925 five oaks drive

978-987-6860

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