

MINUTES OF MEETING

**HARMONY COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING**

**Wednesday, March 25, 2026, at 6:00 p.m.
Su Mesa Cafe at 7270 Harmony Square Dr. S,
Harmony, FL 34773**

Board Members Present:

Daniel Leet	Chairman	(via phone)
Lucas Chokanis	Vice Chairman	
Brittney Coronel	Assistant Secretary	
Jo Phillips	Assistant Secretary	
Julie Nichols Williams	Assistant Secretary	

Also Present:

Lynne Mullins	PFM	
Verona Griffith	PFM	
Blake Firth	PFM	
Michael Eckert	Kutak Rock	(via phone)
Kubra Metin	Kutak Rock	(via phone)
Jonathan Soto	Berman	
Eddie Padua	Berman	
David Hamstra	Pegasus	
Nick Lomasney	ULS	
Various Residents in person and via Zoom		

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Mullins called the Board of Supervisors meeting of the Harmony Community Development District to order at 6:00 p.m. Roll call was taken, and quorum was established.

Public Comment Period

Ms. Mullins called for public comments.

Ms. Schwartz, a resident, commented regarding the District fees and assessments. She noted concerns about how assessments are allocated within the District, as regardless of acreage she believes all residents receive the same benefits and thus, should pay the same in assessments.

Ms. Schwartz also noted that the unsold lots in the Estates are mowed by the landscaper, and she believes that is unfair to the residents who's lots are not mowed.

There was brief discussion regarding the current assessment methodology.

Another resident, on Five Oaks Drive, commented regarding speeding on that road. It was noted this will be addressed during the current meeting.

There were no further public comments at this time.

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

The Board reviewed the minutes.

On MOTION by Ms. Williams, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Minutes of the February 26, 2026, Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS

Business Matters

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**
- 5. Cat Brier Trail Resurfacing**
- 6. Dog Training Sessions by WolfPack Instincts, LLC**

It was noted the County has decided not to move forward with the drafted Parking Ordinance as there are parking restrictions already in place for Harmony. The County will open a parking violation case for the ongoing issues. Ms. Phillips and Ms. Coronel have been in contact via email with the County through the County Attorney, Osceola County Code Enforcement, and the Board of County Commissioners, and will continue to follow up. Ms. Phillips inquired about having an off-duty police officer write tickets. Mr. Eckert noted the District can hire additional patrols and allocate the funds for that. He recommended residents continue to reach out to the County and address their concerns.

Ms. Mullins noted OCPS swim lessons were previously approved, but they have requested use of the pool for other schools, since the pool they would usually use is closed at the moment. This would require these

schools to be listed on the interlocal agreement. It was noted the swim lessons do not close the entire pool during their time.

On MOTION by Ms. Coronel, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Extra OCPS Swim Lessons Beginning in April.

It was noted that the District Engineer will provide an update on the speed bumps related to the speeding concerns on Five Oaks Drive.

Ms. Mullins noted the County has provided an update regarding the resurfacing of Cat Brier Trail.

Ms. Mullins received a resident request to hold dog training sessions in the grass area to the right of the Lakeshore parking lot. It was noted that the business does hold insurance. She has requested to place temporary fencing during lore course activities. All dirt would be replaced as needed. It was noted there is no fee for this area at this time.

On MOTION by Ms. Coronel, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Dog Training Sessions by WolfPack Instincts, LLC.

**Ratification of Payment Authorizations
Nos. 021 – 024**

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. Chokanis, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Payment Authorizations Nos. 021 – 024.

**Review of District Financial Position and
Budget to Actual**

Ms. Mullins stated the financials are through February. No further action was needed by the Board at this time. It was noted 46% 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 #221399 Buck Lake Soccer Field Replacement for \$57,452.56
2. Work Authorization #221591 Root Shaving and Sod at 3315 Schoolhouse Road for \$1,373

Mr. Lomasney gave an overview of the proposals and noted the proposal for the soccer field would require closure for sixty (60) days. He noted there is a field behind Cat Brier Trail that the children use as well.

There was discussion regarding the sod options and the timeline for closure. It was recommended to move the soccer field towards the left or to have two smaller soccer fields.

Ms. Coronel noted that once the fee schedule is in place, it could help cover the cost of the new field.

Mr. Lomasney noted the Schoolhouse Road proposal will include shaving the roots all the way and replacing the sod. This is a liability issue area and has been a safety hazard to the resident that resides at that home.

On MOTION by Mr. Chokanis, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Work Authorization #221591 Root Shaving and Sod at 3315 Schoolhouse Road for \$1,373.

Discussion Regarding Landscape Items:

Mr. Lomasney gave updates regarding landscaping maintenance and noted the big project is still leaf removal. He also gave an overview of several issues and noted there was a mainline burst that has been repaired, and there was a tree hit off Five Oaks. A police report has been filed regarding the tree. Mr. Lomasney will follow up with a proposal for the tree.

Ms. Mullins gave an overview of the process of submitting the claim for the tree.

There was brief discussion regarding the person who hit the tree and the possibility of trying to follow up with them.

Mr. Lomasney noted there are still issues with residents pushing the leaves onto the street which end up clogging the bike paths and drains.

Ms. Mullins requested all the HOA information in order to request an email blast to residents.

There were no additional landscape items at this time.

FOURTH ORDER OF BUSINESS

Field Management - Berman

Boat Status Update

Ms. Mullins gave an update on the boat motor status and noted it was on back order. Currently, the adequate motor from Elco is not available.

There was brief discussion regarding the cost.

Ms. Mullins recommended the Board approve a not to exceed amount of \$18,000, to cover the Elco motor and additional connectors needed when it is back in stock.

On MOTION by Mr. Chokanis, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Boat Motor purchase with a not-to-exceed amount of \$18,000.

Consideration of Swim Club Pool Valve Proposals

Berman gave an overview of the three proposals for the Swim Club Pool valve. It was noted two of the valves are leaking. The recommendation is to move forward with Spies Pool LLC.

On MOTION by Ms. Williams, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Spies Pool LLC Proposal for the Swim Club Pool Valve, in the amount of \$3,995.

Sidewalk RFP Update

This item was reviewed during Staff Reports.

FIFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Eckert gave an update on the legislative session. It was noted that once these items have been signed by the Governor or have passed, a final update will be given.

Mr. Eckert also gave an update regarding the proposals for property taxes. It was noted none of these proposals would affect the non-ad valorem assessments.

District Engineer – Mr. Hamstra gave an update on the RV/Storage lot and noted the plans have been resubmitted to the County. He is waiting to hear back from the County, but the current cost is \$785,000.

There was discussion regarding the plans and the cost of the RV/Storage lot. The Board agreed not to pursue this project at this time.

District Counsel recommended letting the County know the Board's decision. Mr. Hamstra will follow up.

Mr. Hamstra gave a sidewalk repair update. He reviewed the repairs needed and the proposed costs. It was noted the Board needs to decide on doing all repairs at one time or completing in phases. The Board agreed to complete the sidewalk repairs at one time. Mr. Chokanis noted that the remaining sidewalk budget and reserves will be used to complete the sidewalk repair project. Mr. Hamstra will follow up with Berman and District Management.

Mr. Hamstra gave an overview of the speed deterrent options for Five Oaks Drive.

There was brief discussion regarding costs and options for the speed deterrents. The Board requested prices for the speed tables, speed humps, islands, and rumble strips.

Mr. Hamstra gave an overview of the conversion of the pergola at the Swim Club pool into golf cart parking. It was noted 10 golf carts could fit in that location once converted. There may be a streetlight that has to be moved. The Board chose to hold off on this project at this time.

Mr. Hamstra gave an update regarding the invasive nuisance species affecting the wetlands. A report will be submitted to the South West Florida Water Management District in December. They will then come out to see if continuing treatments are still required. It was noted there are four areas that are a source of the climbing fern, but these are not owned by the CDD. Mr. Hamstra will follow up with District Management.

Mr. Hamstra gave an update regarding the line of sight for the Square on Five Oaks Drive. It was noted the EV Charging Stations are causing sight issues for cars pulling out.

There was brief discussion regarding the location. It was noted the County has provided a few options. Their recommendation is to remove those parking spaces completely.

There was brief discussion regarding the line-of-sight issues and the EV charging stations. It was noted these charging stations could be moved elsewhere. Mr. Hamstra and Ms. Mullins will follow up with the charging station company.

Mr. Hamstra gave an update on the maintenance facility. The permits have been submitted. Once approved, Mr. Hamstra will follow up with costs for the Board's review.

Mr. Hamstra will follow up with proposals for bike rack locations.

There was brief discussion regarding adding striping in the pool parking spaces for optional golf cart parking.

District Manager – Ms. Mullins stated the next meeting is scheduled for April 23, 2026. There will also be a budget workshop held at 4:30 p.m. on that day, as requested by the Board.

Ms. Mullins noted she will continue working on the issues with the tree that was hit by a car. She also noted there is a pothole on Dark Sky Drive and Sundrop. She has contacted Osceola County and they will follow up.

Supervisor Requests and Audience Comments

Ms. Coronel commented regarding the school opening in the Square and noted there are pending County violations against the market organizer that are holding up the opening.

There was brief discussion on options to help the school. Ms. Mullins recommended that the school reaches out to the County. Ms. Williams will follow up with the market vendor.

Ms. Coronel commented regarding the fee schedule for the entrance signage advertisement. Ms. Mullins will follow up.

Ms. Coronel commented regarding a maintenance request for the playground on Cord Grass. It was noted the piece was ordered but has not come in yet. District Management will follow up.

Ms. Coronel commented regarding a doggy waste station being hit over the weekend. The resident has contacted the District to provide reimbursement. Ms. Mullins will follow up.

Ms. Phillips commented on the doggy bags for the waste stations.

There was brief discussion regarding the cost and quality of the doggy bags. It was recommended that only one box be filled in the stations at a time.

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

Adjournment

On MOTION by Ms. Williams, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the March 25, 2026, at 7:30 p.m., Board of Supervisors' Meeting.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson