

**MINUTES OF MEETING**

**HARMONY COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' WORKSHOP  
Wednesday, March 25, 2026, at 4:30 p.m.  
Su Mesa Cafe at 7270 Harmony Square Dr. S,  
Harmony, FL 34773**

Board Members Present:

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	
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**

**Workshop Items**

**Call to Order and Roll Call**

Ms. Mullins called the Board of Supervisors meeting of the Harmony Community Development District to order at 4:35 p.m. Roll call was taken, and quorum was established.

**Public Comment Period**

There were no public comments at this time.

**Discussion of the Fiscal Year 2027  
Preliminary Budget**

Ms. Mullins gave an overview of the preliminary budget documents and the changes from the previous fiscal year. It was noted the reserves were increased from \$280,000 to \$394,000. A line item for the maintenance shed construction reserve was added in the amount of \$100,000 and a line item for sidewalks was added in the amount of \$330,000.

There was brief discussion regarding the sidewalk repair cost.

There was discussion regarding the reserves and reserve study from 2022. It was noted there is currently \$1.8 million in the reserves, but the line-items laid out in the reserve study will cost approximately \$845,000. The reserve study vendor is no longer willing to work with Harmony CDD as there were difficulties reaching contract terms with the prior District Management company. Ms. Phillips gave a historical overview related to the reserve study. Ms. Mullins will send a reserve study copy to the Board via email. It was noted each year that the projects are not completed, the prices will see an increase.

It was noted the proposed budget increase would be a 20% increase in assessments.

The Board reviewed the reserve study project descriptions and scopes of work. It was noted that some of the projects might have been completed but were not checked off the study.

There was brief discussion regarding the pool furniture replacement.

Ms. Mullins noted the wetlands exotic species treatment cost is approximately \$122,000.

There was discussion regarding the water and sewer increase.

It was noted items within the community are deteriorating and need to be replaced in a timely manner.

There was discussion regarding the line-item increases.

There was brief discussion regarding the landscaping budget. It was noted Mr. Lomasney made a request for the landscaping budget amount based on the needs of the District.

Ms. Mullins gave an overview of the sidewalk repair costs. Ms. Phillips requested the future proposals include removal of the tree roots, subject to oversight by Mr. Lomasney.

It was noted the Board can adjust the budget as they choose.

There was discussion regarding reducing the reserve amount and the maintenance shed construction reserve amount.

Mr. Hamstra reviewed the large projected projects for the District and noted the alleyways will also need to be repaired in the next couple of years.

Ms. Mullins noted the District needs to increase assessments in order to complete necessary infrastructure projects.

There was discussion regarding putting the maintenance shed and RV storage lot projects on hold.

The Board reviewed the budget for sidewalks using money from the reserves and carry-forward. It was noted that if the major sidewalk repairs are completed this year, the sidewalk budget could be lowered for Fiscal Year 2027. The Board agreed to complete this project in totality.

There was continued lengthy discussion regarding the reserve study items. Ms. Mullins noted the money can be moved as the Board decides. The Board requested that the Maintenance Shed Construction line item be removed.

There was discussion regarding the assessments.

Ms. Phillips noted the Board already voted upon the Maintenance Facility and the District cannot keep storing items behind the garden, based on the County's policies.

Ms. Griffith noted with the adjusted budget line items, it would increase the assessments by 8%.

Ms. Mullins did not recommend lowering the budget anymore.

Mr. Chokanis noted he did not feel comfortable spending the majority of the reserve money. He recommended raising the budget by 2 – 3% and setting a small amount for reserves. This would allow some of the reserve study projects to be completed, but not all.

Ms. Mullins noted that adjusting the reserve amount to \$280,000, would increase the budget by 4.53%.

There was discussion regarding the reserves, budget, and assessment increases.

Ms. Coronel recommended adding a line for sponsoring events within the District. It was noted these funds would be at Board discretion. It was recommended to budget \$20,000 for that line item. There was discussion regarding the recommendation and the HOA versus the CDD.

There was continued discussion regarding the budget and assessments.

Ms. Mullins noted she will review the reserve study with Mr. Hamstra to remove any completed projects.

There was lengthy discussion regarding the assessment methodology and the budget increase.

Ms. Phillips commented regarding the debt reserve and possible refinancing of the bond.

The Board requested another budget workshop to be scheduled.

Mr. Chokanis recommended including redoing the fence line in upcoming District projects.

Ms. Phillips requested there be a reserve contribution line item and a reserve total line item. It was noted that a description of what the reserve funds could be applied to could be included in a separate exhibit.

The Board will bring their top three projects to the next meeting. It was noted sidewalk repair and pool furniture could be included in this year's budget. Ms. Mullins will follow up with pool furniture proposals.

There was brief discussion regarding the most needed reserve study projects.

Ms. Mullins noted that Berman had requested a large commercial-grade pressure washer, which is approximately \$4,995.


**Supervisor Requests and Audience  
Comments**

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

**Adjournment**

The March 25<sup>th</sup>, 2026, Harmony CDD Budget Workshop was adjourned.

  
Secretary / Assistant Secretary

  
Chairperson / Vice Chairperson