

**MINUTES OF MEETING**

**HARMONY COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' WORKSHOP  
Thursday, April 23, 2026, at 4:30 p.m.  
Su Mesa Cafe at 7250 Harmony Square Dr. S,  
Harmony, FL 34773**

Board Members Present:

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

Also Present:

Lynne Mullins	PFM	
Blake Firth	PFM	
Verona Griffith	PFM	(via phone)
Eddie Pauda	Berman	
Jonathan Soto	Berman	
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 4:48 p.m. Roll call was taken, and quorum was established.

**Public Comment Period**

Mr. Leet gave an overview of the public comment period process.

A resident requested that the Board make changes to the assessment methodology to reflect the same amount across all lot sizes within the District, and gave an overview of the current assessments.

Ms. Mullins gave clarification between the workshop and the Board meeting to the public.

A resident commented regarding the increase in assessments and budget.

A resident commented regarding the increase in the budget expenses.

A resident commented regarding purchasing and the return on investment for the District.

A resident commented regarding his previous community that was overseen by an HOA. He noted everyone paid the same amount regardless of lot size or location. He also commented on the property taxes and budget.

A resident commented regarding the methodology.

A resident, living in the Estates, thanked the Board. He also commented on the increase in assessments and that they do not match benefits within the community.

A resident commented regarding the maintenance and expenses within the community.

There were no further public comments at this time.

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

Ms. Mullins gave an overview of the on-roll assessments and possible discounts related to paying early though the County. It was noted that the discount is not related to the District but is a statutory requirement.

There was discussion regarding the assessments and the current methodology. It was noted if the current Board would like to revisit the methodology it can be done but will take time and cost the District extra funds. The Board can consult with District Counsel and District Management. This will be a future agenda item.

Ms. Mullins noted the budget is as low as she would recommend. The majority of the items are for contracts, landscaping, and irrigation. It was noted the Community Morale line-item can be removed. Currently, there is a 5% increase in the budget.

There was discussion regarding the field item expenses. Ms. Griffith noted the new miscellaneous line-item includes necessary supplies and gas for the District's field team. It was noted the budget now includes detailed line-items for better recording.

Ms. Griffith noted the reserve amount is used for emergency purposes throughout the District. Ms. Mullins noted the District is not currently following the current reserve study. There will be infrastructure needs in the future that the District must maintain. Emergency projects come from the reserve savings.

Ms. Coronel requested that each line-item be reviewed for possible reduction.

Ms. Griffith noted that the reserve is being used to cover the sidewalk project. The District must continue contributing to the reserve to have savings to withdraw from for future projects.

Mr. Leet agreed with the current preliminary budget. It was noted the budget can be reduced but cannot be increased once approved.

Ms. Phillips noted the budget would increase by \$387,000 as presented. She noted that \$111,000 of that amount is an increase in just the water rates, which the District does not control.

Ms. Mullins reviewed the budget line-items.

There was brief discussion regarding the legal notice for meetings. It was noted that with the prior District Management company, they would only notice the annual meeting schedule so the District's legal notice costs would remain relatively low. However, the statute correctly reads that each meeting must be advertised, not just the annual meeting schedule.

Ms. Mullins noted the improvements line-item, and the parks and facilities line-item could be reduced.

It was noted the tree trimming budget was moved into the landscaping budget.

Ms. Mullins continued to review the budget line-items.

There was discussion regarding the security line-item. The Board agreed to reduce the security line-item to \$20,000.

A resident commented on the budget for streetlights. There was brief discussion regarding the streetlights and electricity. Ms. Griffith noted that she is working with OUC to get savings for the District.

There was discussion regarding the anticipated budget for water and sewer. The Board agreed to add \$5,000 to the electricity line-item and \$5,000 to the water and sewer line-item.

Ms. Mullins continued to review the budget line-items.

There was brief discussion regarding the pool chemical line-item. It was noted the invoices are back logged and have not been received by the District on time.

There was brief discussion regarding the road and alleyway line-item.

Ms. Mullins continued to review the budget line-items. The boat motor has not been purchased as of yet as it is still on back order. It was noted the boat line-item could be reduced.

There was lengthy discussion regarding the boat line-item and the breakdown of the budget categories. It was noted the categories can be adjusted as the Board chooses.

Ms. Mullins continued to review the budget line-items.

Mr. Leet noted the reserve study is over five years old. Ms. Mullins noted the reserve study is a major expense and should be followed, but if not followed a new reserve study is not required.

Ms. Coronel gave an overview of the Community Morale line-item. It was noted this can be removed, but community events can always be requested for funding.

The Board requested that a miscellaneous line-item be created for \$20,000 from the Community Morale line-item.

**Supervisor Requests and Audience  
Comments**

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

**Adjournment**

The April 23<sup>rd</sup>, 2026, Harmony CDD Budget Workshop was adjourned.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson