

MINUTES OF MEETING

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

**Thursday, April 23, 2026, at 6:00 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	
Blake Firth	PFM	
Verona Griffith	PFM	(via phone)
Michael Eckert	Kutak Rock	(via phone)
Jonathan Soto	Berman	
Eddie Padua	Berman	
David Hamstra	Pegasus	(@ 6:23 p.m.)
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 6:03 p.m. Roll call was taken, and quorum was established.

Public Comment Period

A resident commented regarding the assessment methodology, emphasizing other residents' concerns about the disparity between what the residents living in The Estates pay what the smaller lot sized homes pay.

A resident commented requested clarification on the assessment administrative fee. She also commented on the landscaping annuals maintenance and noted the HROA has placed birdhouses in the traffic circles. She requested permission for additional birdhouses to be placed in the pocket parks. These bird houses will be paid for by the HROA.

A resident commented regarding the dog park on Five Oaks having large holes in it and requested repair. She also commented on installation of speed bumps due to the speeding on Five Oaks.

A resident commented regarding the slow process of cleaning the sidewalks on Five Oaks. She noted the ponds are looking so much better. She requested that the berms in the easements along the lakes have consistent maintenance due to having weeds and fallen branches from previous storms. It was also noted there are sprinklers not working in those areas.

A resident commented regarding the assessments and maintenance costs. He also commented regarding the budget and the reserve study.

A resident commented regarding the increase in assessments and return on investment.

A resident commented regarding the assessments in The Estates.

A resident commented on various line items in the budget and gathering competitive bids. He also requested clarification on the status of the repair of the white fences surrounding the community. It was noted the white fences in the community are on private property and do not belong to the District.

A resident commented regarding the varied assessment cost and the installation of speed bumps.

A resident noted his appreciation for the budget workshop. He requested visible signage for the crosswalks. He also commented regarding his previous HOA fees and what was provided within those fees, noting everyone had the same assessment.

There were no further public comments at this time.

**Consideration of the Meeting Minutes
of the March 25, 2026, Board of
Supervisors' Meeting**

The Board reviewed the minutes.

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 March 25, 2026, Board of Supervisors' Meeting.

**Consideration of the Meeting Minutes
of the March 25, 2026, Budget
Workshop Meeting**

The Board reviewed the minutes.

It was noted the attendance was edited to reflect correctly.

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 March 25, 2026, Budget Workshop Meeting.

**Letter from Supervisor of Elections –
Osceola County**

The letter has not been received as of yet. The letter will state how many registered voters are within the District.

This item was tabled.

SECOND ORDER OF BUSINESS

Business Matters

Discussion Items:

- 1. Status on Board Member Discussions with County for Parking Ordinance**
- 2. Swimming Lessons from Resident**
- 3. Dead Vegetation Removal from Pond Behind Cordgrass Place**
- 4. Meeting Room Change to the LaBellaRose Ballroom**

The County has decided not to move forward with parking ordinance at this time. There are other levels that can be pursued by District Counsel if requested.

There was no other update regarding the parking ordinance at this time.

Ms. Mullins noted a resident was having swimming lessons on site and did not hold the proper insurance or get approval from the Board. Multiple attempts to contact the resident to request the insurance information have been made, but none have been successful. Any future issues can be directed to District Management.

Ms. Mullins noted District Management has contacted Dragonfly Ponds regarding the dead vegetation removal from the pond behind Cordgrass Place. It is not currently within the scope of their contract to trim the dead vegetation surrounding the pond, and is very expensive to remove.

There was brief discussion regarding the removal expense. It was noted it would eventually break down naturally, so the Board agreed not to take action at this time.

Ms. Mullins noted a new meeting space has been obtained and gave an overview of the space. It was noted there have been some issues with the current meeting space.

There was brief discussion regarding the new meeting space, the availability of storage, and use of audio equipment.

On MOTION by Ms. Philips, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Meeting Room Change to the LaBellaRose Ballroom, contingent on the audio equipment use.

**Review and Acceptance of Fiscal Year
2025 Audit**

Ms. Mullins noted this was a standard and clean audit with no deficiencies. The audit has been reviewed by District Staff.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District accepted the Fiscal Year 2025 Audit.

**Ratification of Payment Authorizations
Nos. 025 – 028**

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. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Payment Authorizations Nos. 025 – 028.

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

Ms. Mullins stated the financials are through March. No further action was needed by the Board at this time. It was noted that only 51% of the budget has been spent at this time.

Mr. Leet requested clarification regarding the assessments and methodology and how making changes to the methodology could be considered from a legal standpoint.

Mr. Eckert gave an overview of the process of assessments and rewriting the methodology. He recommended hiring a methodology consultant to rewrite the methodology, which would include documentation of the benefit that everyone receives and the fair reasoning of the change in allocation. Notices would be sent to all residents with all necessary information.

There was discussion regarding the legality of the process and the proposed changes to the assessments.

Ms. Mullins noted the fee for rewriting the methodology is approximately \$7,500. The equal assessment would be approximately \$1,983.96.

There was continued discussion regarding the changes in assessments. It was noted the Board would have to decide on the assessment methodology and the proposed budget at the current meeting for the upcoming fiscal year.

Mr. Eckert did not recommend an incremental increase in assessments. The increase would need to take place at one time.

There was discussion regarding the benefits of the community.

This assessment methodology will be on the next agenda.

THIRD ORDER OF BUSINESS

Landscape Management - United Landscape Services

Consideration of Proposals from ULS:

- 1. Work Authorization #226371 Flower Rotation for \$3,500**
- 2. Work Authorization #226378 Tree Removal (2) Replacement (1) for \$3,047.52**
- 3. Work Authorization #226398 Turf Repairs on Five Oaks Dr Across From New Town Homes for \$2,700**
- 4. Work Authorization #226424 Dead Pine Tree Removal for \$1,200**

Mr. Lomasney gave an overview of the proposals.

It was noted there is an additional HOA to be listed on the District's website. Ms. Phillips will follow up.

There was brief discussion regarding the flower rotation. It was noted these will be weeded biweekly. Mr. Lomasney will follow up with a more permanent solution for the edging in that area.

On MOTION by Ms. Phillips, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Work Authorization #226371 for Flower Rotation in the amount of \$3,500, Work Authorization #226378 for Tree Removal and Replacement in the amount of \$3,047.42, Work Authorization #226398 for Turf Repairs on Five Oaks Dr. Across from New Town Homes for \$2,700, and Work Authorization #226424 for Dead Pine Tree Removal for \$1,200.

Ms. Coronel commented regarding the fountain and entrance flower bed. Mr. Lomasney will follow up with a proposal but will wait to plant anything until the drought is over.

Discussion Regarding Landscape Items:

Mr. Lomasney gave updates regarding landscaping maintenance and noted the leaf removal has been completed. The Garden Committee will use some of the leaves as compost. He gave an update on the freeze damage and noted it is an ongoing assessment.

There were no additional landscape items at this time.

FOURTH ORDER OF BUSINESS

Field Management - Berman

Consideration of Pool Furniture Proposals

Ms. Mullins gave an overview of the three proposals received and costs.

There was discussion regarding budgeting for this project and the options for pool furniture.

There was lengthy discussion regarding the options and the quotes. It was noted Swartz has held their proposal price from last year as a courtesy.

Ms. Phillips recommended replacing the Swim Club pool this year and completing Ashley Park next year. The worst items would be replaced first.

There was lengthy discussion regarding completing the Swim Club replacement only. The Board requested an additional quote for recycled plastic furniture.

On MOTION by Ms. Phillips, seconded by Mr. Leet, with all others opposed, the Board of Supervisors for the Harmony Community Development District did not approve the Pool Furniture Proposal from Swartz.

This item was tabled.

Consideration of Boat Battery Proposals

Berman gave an overview of the proposals for 16 boat batteries. It was recommended to move forward with Interstate Batteries.

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 Boat Battery Proposal from Interstate Batteries, in the amount of \$2,200.

Consideration of Life Ring Buoy Proposals

Berman gave an overview of the proposals for life ring buoy replacement. It was recommended to move forward with West Marine.

There was brief discussion regarding the proposals.

On MOTION by Ms. Phillips, seconded by Mr. Leet, with Ms. Coronel opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved the Life Ring Buoy Proposal from West Marine in the amount of \$671.92.

Consideration of Dock Bumper Strips Proposals

It was noted that only one proposal was received.

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 Dock Bumper Strips Proposal from Rommel Builders in the amount of \$3,250.

Sidewalk RFP Update

Ms. Mullins noted the RFP is being finalized with the District Engineer and should be going out to proposers next week.

FIFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Eckert gave an update on the legislative session bills regarding sovereign immunity and the recall of CDD Supervisors. It was also noted CDD's must now accept credit cards and electronic payments.

District Engineer – Mr. Hamstra gave an update sidewalk RFP.

It was noted a letter has been drafted to withdraw the RV Storage Lot from any further review from the County. The Chair must execute the letter for submission. District Management will follow up.

Mr. Hamstra noted that comments have been received from the TOHO Water Authority and the Southwest Florida Water Management District regarding the Five Oaks Maintenance Facility. County comments are forthcoming and once received, this will be resubmitted to the permitting agencies.

Mr. Hamstra commented regarding potential areas for bike racks. This will be brought back to the next Board meeting.

There was brief discussion regarding the speed deterrent options and locations. Mr. Hamstra will follow up with the County for a speed study. Ms. Coronel will provide a map for the locations needed to Mr. Hamstra.

District Manager – Ms. Mullins noted Dragonfly Pond Works will be onsite today and tomorrow for pond maintenance.

Ms. Mullins stated the next meeting is scheduled for May 28, 2026. The preliminary budget will be approved at that meeting. There was brief discussion regarding quorum.

There was brief discussion regarding the reserves. Ms. Phillips will create a suggested list of the projects that will be covered by the reserves.

Ms. Mullins noted the pool is back to regular heating.

Ms. Mullins gave an update on the gunshot sounds. She recommended anyone with issues to reach out to the Florida Attorney General. Harmony CDD does not have authority over that property. It was noted that complaints have been made to the Sheriff's department.

Ms. Mullins noted that she attended the Buck Lake Committee with the Chair. There was brief discussion regarding the late billing invoices.

Ms. Mullins noted the boat motor is still on back order and other options may need to be considered. The boat motor is \$18,000, but a new boat is \$28,000. This will be added to the next agenda.

**Supervisor Requests and Audience
Comments**

Mr. Leet requested proposals for installation and maintenance of pond fountains.

Ms. Coronel requested adding the facility reservation fee schedule update to the next agenda.

Mr. Leet requested proposals for the gaps in the fencing at the Five Oaks Dog Park. Ms. Williams noted these areas have previously been repaired but frequently get washed away due to weather and erosion. Berman will follow up.

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

Adjournment

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the April 23, 2026, at 8:19 p.m., Board of Supervisors Meeting.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson