MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Thursday, May 28, 2026, at 6:00 p.m.
Suenos Tenampa Private Room at 7251 Five Oaks Dr.
Harmony, FL 34773

Board Members Present:

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

Also Present:

Lynne Mullins	PFM	
Blake Firth	PFM	
Michael Eckert	Kutak Rock	(via phone)
Jonathan Soto	Berman	
Samantha Sharenow	Berman	
Matt Davenport	Berman	
Grant Philbeck	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

A resident commented regarding proposals within the agenda and also commented regarding the E-bikes.

A resident commented regarding the old fence and volunteered to help with fence removal.

A resident also commented on the fence removal and the alley. The resident also requested that the holiday lighting be covered by the CDD, as it has been tentatively removed from the HOA budget.

A resident commented regarding the removal of weeds in the ponds, the path to the boat dock needing repair, and noted the tree branches are getting low on the sidewalks on Five Oaks.

A resident commented regarding communication with residents, specifically related to pool closures. She also commented on the pool maintenance.

A resident commented regarding the sprinklers being on for 26 hours on Sage Brush. This happened on Friday. She requested an emergency maintenance line to be accessible to residents.

A resident commented regarding the fees and methodology. He noted he has requested the Engineer's Report, but has not received it and it is not on the website.

A resident commented regarding what they believe to be a disparity in the current methodology.

A resident requested follow up on the striping for Five Oaks and Harmony Square Drive E. She also noted there are cars parked in front of the restaurant in the opposite direction. She also commented regarding underage driving of golf carts, E-bikes, and speeding. Lastly, she requested an update on the appeal for signage on Five Oaks.

Several residents commented regarding the assessments, budget, and methodology being used.

There were no further public comments at this time.

Consideration of the Meeting Minutes of the April 23, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Minutes of the April 23, 2026, Board of Supervisors' Meeting.

Consideration of the Meeting Minutes of the April 23, 2026, Budget Workshop Meeting

The Board reviewed the minutes.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Minutes of the April 23, 2026, Budget Workshop Meeting.

Consideration of Resolution 2026-03, Amending the Annual Meeting Schedule for Fiscal Year 2026

Ms. Mullins noted this resolution will update the meeting space to the Suenos Tenampa Private Room.

There was brief discussion regarding the options for a meeting space.

> On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Resolution 2026-03, Amending the Annual Meeting Schedule for Fiscal Year 2026.

Letter from Supervisor of Elections – Osceola County

Ms. Mullins noted that as of April 15, 2026, there are 2,474 registered voters within the District.

No action was required.

SECOND ORDER OF BUSINESS **<u>Business Matters</u>**

Discussion Items:

1. **Schedule of Fees for District Facility Usage**
2. **E-Bike & Scooter Restrictions**
3. **Facebook Page for the Harmony CDD**
4. **Operations & Maintenance Methodology**

Ms. Mullins noted the Board previously spoke about changing the Facility Usage fees. It was noted these can be updated via resolution. Ms. Mullins will follow up with District Counsel regarding the process for updating rules and policies.

Ms. Mullins noted a resident contacted the Chair regarding E-bike and scooter Restrictions.

Mr. Eckert stated that the District cannot enforce the restrictions on the roadways or right of ways. The District can regulate the common areas and the parking lots. Any violations can be reported to the police department.

There was discussion regarding the E-bike and scooter restrictions and the usage of District Counsel.

Ms. Mullins noted that Ms. Phillips had requested discussion regarding setting up a Facebook page for Harmony CDD. It is not the recommendation of District Management to create this page as it can create an issue with compliance.

Ms. Phillips gave an overview and noted there needs to be a better way to communicate with residents. She recommended a shared reservation calendar for the District to make the reservation process easier.

Mr. Chokanis noted there is an app that the District could use for resident communication and service. It would be a small monthly cost.

Ms. Sharenow noted Berman can post a calendar for closures and reservations. She will have a staff member research options via Lovable AI.

Ms. Mullins noted the booking system Go.gov is at a cost of $9,000.00 a year.

There was lengthy discussion regarding communication options.

Mr. Eckert gave an overview related to the possible Harmony CDD Facebook page. He noted it would have to comply with the Florida Sunshine Law and public records laws.

There was brief discussion regarding the Facebook page.

Berman and District Management will follow up.

Mr. Eckert gave an overview of the current methodology. The recommendation is to move forward with a change in the methodology. The Board has several options:

- Proceed with the current methodology for this year and review a new methodology for the next year
- Create a new methodology based on the ERU's
- Choose a methodology that treats every unit equally

Ms. Mullins noted the proposal from PFM to engage in the creation of a new methodology report is $7,500.00.

Mr. Leet recommended creating a methodology based on the ERU's.

There was discussion regarding the creation of a new methodology.

Ms. Mullins noted for it to be completed for this fiscal year, it would have to be approved today, and the meeting would have to be continued within a couple of weeks. The recommendation to hold the continued meeting would be June 11, 2026.

There was lengthy discussion regarding the timeline and cost of methodology report cost.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District authorized PFM to create an O&M methodology report based on the ERU's.

Consideration of Fiscal Year 2027 DM Fee Increase Letter

Ms. Mullins noted PFM is requesting an increase to $68,500.00 based on the activity of the District.

On MOTION by Ms. Phillips, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Fiscal Year 2027 DM Fee Increase Letter.

Consideration of Resolution 2026-04, Approving a Preliminary Budget for Fiscal Year 2027 & Setting a Public Hearing

There was lengthy discussion regarding the budget.

Ms. Coronel recommended lowering the cost of District Engineering and District Counsel. She also noted the issues with the Flock system.

It was noted that any monies that are unused go into reserves for the District.

Ms. Mullins noted there are no extra funds in the budget, except the reserves. It was noted the budget is already thin and most funds are contractual obligations. The budget is increasing by 5.31%.

There was discussion regarding the budget increase. It was noted there were percentages that need to be updated within the budget spreadsheet.

This item was deferred.

Consideration of Resolution 2026-05, Setting a Public Hearing on the Adoption of Rules of Procedure

1. **Rules of Procedure**
2. **Notice of Rule Development**
3. **Notice of Rulemaking**

Mr. Eckert gave an overview and noted the Rules of Procedure need to be updated based on the Florida Statutes. It was noted this can be scheduled during the August meeting.

This item was deferred.

Consideration of Proposal from Bio-Tech Consulting, LLC

Ms. Mullins noted this proposal was from Harmony West and is for general project coordination with the South West Florida Water Management District.

There was brief discussion regarding the proposal.

> On MOTION by Mr. Leet, seconded by Mr. Chokanis, with Ms. Coronel opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved the Proposal from Bio-Tech Consulting, LLC.

Ratification of Payment Authorizations Nos. 029 – 033

Ms. Mullins noted these items have already been approved and 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. 029 – 033.

Review of District Financial Position and Budget to Actual

Ms. Mullins stated the financials are through April. No further action was needed by the Board at this time. It was noted that only 62% of the budget has been spent at this time.

THIRD ORDER OF BUSINESS **<u>Landscape Management - United Landscape Services</u>**

Consideration of Proposals from ULS:

1. **Work Authorization #230688 Four Mainline Breaks 4" Size for $3,557.28**

2. **Work Authorization #230695 Dog Park 2" Mainline Break for $551.32**

Mr. Lomasney gave an overview of the proposals for the mainline breaks.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Work Authorization #230688 for Four Mainline Breaks 4" Size for $3,557.28, Work Authorization #230695 for Dog Park 2" Mainline Break for $551.32.

Discussion Regarding Landscape Items:

Mr. Lomasney gave updates regarding landscaping maintenance and noted there is still a draught.

Mr. Chokanis requested that Tru Green not place placards in the grass. Mr. Lomasney noted that he will remove them once it is allowed.

There was brief discussion regarding the roots around pipes near a residents' home. Mr. Lomasney noted that he would need an expert to assess the tree roots.

There was also brief discussion regarding overgrown weeds on the pond next to Buck Lake. It was noted that the areas around the ponds cannot be mowed. Mr. Hamstra noted there are certain ponds that must be maintained at a certain level.

Mr. Lomasney noted vegetation, trees, and aquatic plants, cannot be removed.

Ms. Mullins noted the ponds are treated for vegetation.

There was brief discussion regarding the area near the Needlegrass cul-de-sac. It was noted it needs better landscaping. Mr. Lomasney will get a proposal.

There was brief discussion regarding the upgrade to the soccer field and possible artificial turf. Mr. Lomasney noted he has previously submitted a proposal for a sod blend.

Mr. Lomasney gave an overview of the possible upgrade to the soccer field.

There were no additional landscape items at this time.

FOURTH ORDER OF BUSINESS **<u>Field Management - Berman</u>**

Discussion Regarding Field Services Status

Ms. Mullins noted there was a boat reservation on Monday and there were no staff on site.

Ms. Sharenow noted the employees decided on their own not to show up to work. She has rearranged the staff accordingly. It was noted there is a 24 hour emergency line listed on the website.

There was brief discussion regarding the incident and better communication with residents.

It was noted that during the mailed assessment notice, the QR code for Berman and District Management contact information will also be sent out.

Ms. Coronel recommended including the QR code at the common areas and Dog Parks for residents.

Consideration of Boat Replacement Proposals

Ms. Mullins noted the boat motor is still unable to be ordered with no date of when it will be back in stock. Two proposals for a new boat have been provided.

Berman gave an overview of the differences in the boat proposals. It was noted the main difference is the hours of run time.

This item was tabled.

Consideration of Pool Furniture Proposals

Ms. Mullins noted the pool furniture price will go up on May 29.

Mr. Firth gave an overview of the proposals for Swim Club pool furniture. It was noted some of the items would not arrive until September – November. The items in stock would ship right away.

It was noted that the current Swartz furniture has lasted 25 years. Any furniture that is still in good condition will be replaced and moved to the Ashley Park pool.

Ms. Mullins noted this will come out of the reserves.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with Ms. Coronel opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved the Pool Furniture Proposal Option 1 from Swartz, in the amount of $43,172.00.

Consideration of Pond Fountain Repair Proposals

This item was tabled.

Consideration of Degreaser and Powder Proposal from Spies

The Spies Representative gave an overview of the proposal and noted this would remove any minerals from the pool filters and help overall maintenance.

Mr. Leet noted Eco-Lab is the current vendor for pool maintenance.

Mr. Soto noted Eco-Lab does not maintain the filters.

Ms. Mullins noted this would be a monthly recurring cost.

There was brief discussion regarding the usage of the degreaser and powder.

Consideration of Pool Recirculation Pump Repair Proposal from Spies

Mr. Soto gave an overview of the proposal.

There was discussion regarding the pool issue.

Ms. Sharenow requested a full pool assessment from Spies in order to be prepared for future component breakdown.

Ms. Mullins noted District Counsel drafts the agreement with vendors, while the proposals come from vendors.

There was brief discussion regarding the proposals. Mr. Soto noted only Spies responded to the request, although other vendors were contacted.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Degreaser and Powder Proposal from Spies and the Pool Recirculation Pump Repair Proposal from Spies.

Consideration of Sidewalk Pressure Washer Proposals

This item was tabled.

Consideration of Sidewalk Repair Proposals

Mr. Hamstra gave an overview of the two proposals received. The recommendation is to move forward with Baseline Construction Services.

There was brief discussion regarding the proposals.

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 Sidewalk Repair Proposal from Baseline Construction Services in the amount of $221,930.84.

Once the agreement is completed, the work can be completed expeditiously. It was noted that communication will go out to all residents when work will commence.

FIFTH ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – Mr. Eckert gave an update on Toho and noted there will be an easement agreement approval at the next meeting. He also gave an update on the response time related to E-bikes.

District Engineer – No report.

District Manager –

- **Theft of Playground Bubble**
- **Tree Replacement on Butterfly Drive**

Ms. Mullins noted the June 25th meeting will be canceled.

Ms. Mullins noted the playground bubble was shipped to Ms. Phillips, and it was stolen from her porch. It will need to be reordered.

There was brief discussion regarding an address to send the new order to. It was decided it will be shipped to Berman.

Ms. Mullins gave an update regarding a tree being hit. A proposal has been received from Mr. Lomasney. The resident is replacing the dog waste station. The Board agreed to not move forward with the tree removal at this time.

Ms. Mullins requested clarification on the Ashley Park grill replacement or removal. The Board requested proposals for replacement of that grill and the Buck Lake grill.

Ms. Coronel requested a proposal for garbage can replacement at the Habitat playground. Berman noted there are still trash cans in stock.

Supervisor Requests and Audience Comments

It was noted that any updates regarding the assessments and budget will be sent out to the Board prior to the continued meeting.

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

Continuance

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District continued the May 28, 2026, Board of Supervisors Meeting, to June 11, 2026, at 6:00 p.m., at the current location.

Lynne Mullins

Secretary / Assistant Secretary

Chairperson / Vice Chairperson