MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT
CONTINUED BOARD OF SUPERVISORS' MEETING
Thursday, June 11, 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
Julie Williams	Assistant Secretary

Also Present:

Lynne Mullins	PFM	
Blake Firth	PFM	
Kevin Plenzler	PFM	
Verona Griffith	PFM	(via phone)
Michael Eckert	Kutak Rock	(via phone)
Kubra Metin	Kutak Rock	(via phone)
Jonathan Soto	Berman	
Matt Davenport	Berman	
Grant Philbeck	Berman	
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 the dilapidated fencing and noted the property owners are in violation. She noted another resident, on Songbird Rd, has complained about the sprinklers going into her pool. Lastly, she commented regarding the assessments in the Estates.

A resident commented regarding speeding and the implementation of speed bumps. He also commented regarding the equal share assessment methodology.

A resident commented regarding the holiday lights. She requested assistance from the CDD to help fund the decorations.

A resident commented regarding crosswalk signs on Cat Briar and the assessment methodology.

Several residents commented regarding the assessments and the methodology.

A resident commented regarding the pollution in the pond on Dark Sky.

Several other residents commented regarding the methodology.

There were no further public comments at this time.

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

Discussion Items:

1. **Operations & Maintenance Methodology**

Mr. Plenzler gave an overview of the O&M Methodology options. If the budget was evenly distributed across all ERU's the annual assessment would be $1,876.00. The budget can also be allocated based on lot size which would provide for a larger range among assessments.

Mr. Plenzler provided an overview comparison of the current methodology compared to the two options.

There was lengthy discussion regarding the methodology options and the disparity in the current assessments. It was noted additional refinement can be applied with additional data, but the new methodology would need to be pushed until the following fiscal year. There would be an additional fee based on the additional analysis.

There was brief discussion of the assessment allocations to the commercial properties within the District.

Mr. Chokanis gave a brief overview of the increase in the assessments based on the new methodology.

There was discussion regarding the assessments and the legality regarding the current methodology.

There was lengthy discussion regarding the timing and cost of more analysis related to the methodology.

Mr. Chokanis and Ms. Coronel did not agree with changing the methodology at this time.

Ms. Mullins noted that with a change in assessments, residents are noticed per statutory requirements and can comment at the Public Hearing when that is scheduled.

Mr. Eckert also noted that notices go out to all residents regardless of the impact on assessments.

Mr. Plenzler gave an overview of the assessment allocation to the commercial properties.

The Board agreed to wait until the following fiscal year to reassess.

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

A. Example Notices

Ms. Mullins noted the recommended date to hold the Public Hearing is August 12, 2026, at 6:00 p.m., at the current location or the ballroom.

The Board recommended having the Public Hearing in a larger space. The Board agreed to hold the Public Hearing in the ballroom with a cost of $350.00.

Ms. Coronel noted there are some areas that could be still trimmed.

There was brief discussion regarding the CDD helping fund the holiday lighting. The HOA will provide the proposals they have received.

It was noted the budget can be reduced, but cannot be increased after the preliminary approval.

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 Resolution 2026-04, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing for August 12, 20216, at 6:00 p.m., at the La Bella Rose Ballroom, 7251 Five Oaks Dr., Harmony, FL 34773.

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

Ms. Mullins presented the Resolution.

Mr. Eckert gave an overview and noted these are the standard Rules of Procedure. These are updated based on the Florida legislature.

Ms. Mullins recommended September 24, 2026, at 6:00 p.m., at the current location, to hold the Public Hearing.

Ms. Mullins gave an overview of the Public Hearing.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Resolution 2026-05, Setting a Public Hearing on the Adoption of Rules of Procedure, with a date of September 24, 2026, at 6:00 p.m., at Su Mesa Café, 7250 Harmony Square Dr. S, Harmony, FL 34773.

THIRD ORDER OF BUSINESS **Field Management - Berman**

Consideration of Boat Replacement Proposals

Ms. Mullins noted the boat motor has not come back in stock and Berman has been unsuccessful in obtaining a motor at this time. Berman has provided proposals for a new boat.

There was brief discussion regarding the boat options.

Mr. Davenport gave an overview of the differences between the boat options. It was noted Berman can try and negotiate the price.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Boat Replacement Proposal from Princecraft for a Pontoon Boat in the amount of $27,059.00.

Consideration of Sidewalk Pressure Washer Proposals

Mr. Davenport gave an overview of the proposals and noted this would make the job more effective. The current pressure washer is not powerful and very slow. The recommendation is to move forward with Spray Well. It was noted the current pressure washer can be used for fences and smaller projects.

There was discussion regarding the pressure washer.

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 Sidewalk Pressure Washer Proposal from Spray Well, in the amount of $4,995.00.

FOURTH ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – Mr. Eckert gave a legislative session update.

District Engineer – Not present.

District Manager – Ms. Mullins noted the sidewalk project is set to begin around July 12th. Once the timeline has been confirmed, the residents will be notified.

Ms. Mullins reminded the Board of their annual 4-hour Ethics Training due December 31.

Ms. Mullins noted that Ms. Phillips has resigned from the Board, Seat 2.

On MOTION by Ms. Williams, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District accepted Joellyn Phillips' resignation.

Ms. Mullins noted the next Board meeting is scheduled for July 30, 2026. Nominations can be brought forth at that meeting if the Board chooses. Resumes will need to be submitted by July 23, 2026. It was noted that Seat 2 expires in November 2026.

The Board agreed to move forward with nominations in July.

There was brief discussion regarding the General Election. Anyone interested should contact the Supervisor of Elections.

Supervisor Requests and Audience Comments

It was noted the pool furniture has been ordered.

There was brief discussion regarding communication with the residents. District Counsel recommended that the CDD not send out emails to all residents, as that becomes a part of public record. If this was something the Board requested, Ms. Mullins noted that would be an additional fee for District Management.

Ms. Sharenow gave an update regarding the resident app communication. She will bring this presentation to the next meeting.

Ms. Mullins gave an overview of the flyer that was created for residents that includes District contact information. Ms. Sharenow noted the flyers will be posted throughout the community, and the flyer itself is posted on the District's website.

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

Adjournment

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the June 11, 2026, Continued Board of Supervisors Meeting.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson