

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Thursday, July 30, 2026, at 6:00 p.m.

**Suenos Tenampa Private Room at 7251 Five Oaks Drive,
Harmony, FL 34773**

Board Members Present:

Daniel Leet	Chairman
Lucas Chokanis	Vice Chairman
Brittany Coronel	Assistant Secretary
Julie Nichols Williams	Assistant Secretary

Also Present:

Lynne Mullins	PFM	
Verona Griffith	PFM	(via phone)
Blake Firth	PFM	
Michael Eckert	Kutak Rock	(via phone)
Kubra Metin	Kutak Rock	(via phone)
Jonathan Soto	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

Mr. Leet 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

Mr. Leet reviewed the public comment period process and called for public comments.

A resident noted her concerns with the proposed increase in assessments. She requested to re-visit the signage proposal on Five Oaks Drive with the county in regard to side-street parking. Her claim is the Sherriff's department cannot enforce the parking rules if the signs are not posted. She noted her concerns with speeding along Five Oaks.

A resident commented on the Districts proposed Fiscal Year 2027 Budget, some owners are paying different assessment fees and would like a copy of the Methodology for explanation.

A resident requested the O&M Assessments be re-evaluated so that it is based on an ERU factor as everyone in the District has access to the same amenities.

A resident noted her concerns with the proposed assessment increase. She expressed concerns about the upkeep and maintenance of the main pool and noted that the water quality, cleanliness, sides of the pool and furniture all are not up to standard in her opinion.

A resident reaffirmed other concerns regarding the assessment increase and methodology, noting she believes they are unfair. She also noted her concerns with the parking and sign issues.

A resident noted her concerns with senior residents paying higher in their annual assessments.

A resident commented on her concerns with certain neighbors' having a higher proposed assessment amount. She requested the CDD take better care of the ponds and sprinkler system. She noted her concerns with the financial expense of the Christmas light proposal.

A resident commented on his concerns with the proposed increase in assessments.

A resident requested a timer on the splash pad so that the water is not running all day. He requested someone watch over the maintenance being performed to ensure it's being done.

A resident on the phone noted his concerns with the proposed increase in assessments.

A resident on the phone expressed her concerns with the expense of Holiday lighting and suggested the money be spent on the soccer field instead.

A resident on the phone noted his concerns with the proposed increase in assessments.

Consideration of Nominations for Vacant Seat 2

Ms. Mullins noted three resumes have been received: Kevin Shea, John Light and Marcela Bartlett.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District nominated Marcela Bartlett to Board Seat 2.

Ms. Mullins Swore Ms. Marcela Bartlett in.

Consideration of the Meeting Minutes of the May 28, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

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 Minutes of the May 28, 2026, Board of Supervisors' Meeting.

**Consideration of the Meeting Minutes
of the June 11, 2026, Continued 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 June 11, 2026, Board of Supervisors' Meeting.

**Consideration of Resolution 2026-06,
Adopting an Annual Meeting Schedule
for Fiscal Year 2027**

Ms. Mullins noted the meeting schedule as follows: October 15, 2026, November 19, 2026, December 17, 2026, January 21, 2027, February 18, 2027, March 25, 2027, April 15, 2027, May 20, 2027, June 17, 2027, August 19, 2027, and September 16, 2027, at 6:00 p.m. at this location. A Budget Workshop Meeting will be held on March 25, 2027, and April 15, 2027, at 4:30 p.m. at this location.

On MOTION by Ms. Williams seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Resolution 2026-06, Adopting an Annual Meeting Schedule for Fiscal Year 2027.

SECOND ORDER OF BUSINESS

Business Matters

Discussion Items:

- 1. Christmas Lights**
- 2. Reflective Sign on Cat Brier Trail
Crosswalk**
- 3. 20ft Pontoon Boat Issues**

4. Recurring Group Fitness Instruction Class Request – Lakeshore Park Soccer Field
5. Cease and Desist Letter to the Golf Course Regarding Ponds
6. Parking Violations on Five Oaks
7. Baseline Construction Sidewalk Repair Change Order

Ms. Coronel discussed the proposals for Christmas Lights.

Mr. Chokanis suggested just decorating the entrances only.

The Board agreed to table the discussion of Christmas Lights for future consideration due to budgetary concerns.

Ms. Mullins noted the Reflective Sign on Cat Brier Trail Crosswalk item was introduced after concerns from various residents were noted by District Staff.

Mr. Philbeck from Berman reviewed the proposals gathered for the Reflective Sign Installation on Cat Brier Trail Crosswalk. The Board agreed on the proposal in the amount \$328.95.

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 Reflective Sign on Cat Brier Trail Crosswalk Proposal in the amount of \$328.95.

Mr. Soto discussed the approved quote for a replacement Boat from the last meeting, and how the price increased in a large amount after approval.

The Board discussed the previous proposals.

The Board agreed to approve a not-to-exceed amount of \$36,200.00 to cover the costs of a replacement Boat, and for Berman to engage in negotiations for the possible Sheriff's discount.

On MOTION by Mr. Chokanis, seconded by Ms. Coronel, with Ms. Coronel opposed, the Board of Supervisors for the Harmony Community Development District approved a not-to-exceed amount of \$36,200.00 for the CDD to purchase a replacement Boat and engage in negotiations.

Mr. Firth noted a request from a resident to host a paid recurring group fitness instruction class on CDD property every Saturday morning. He noted the resident confirmed her attendance prior to the meeting in order to answer any questions the Board may have.

The resident addressed the Board regarding the fitness class and answered questions regarding the specific location.

Ms. Coronel noted her concerns regarding the specifics of the timeline for approval for this class.

On MOTION by Mr. Leet seconded by Mr. Chokanis, with Ms. Coronel opposed, the Board of Supervisors for the Harmony Community Development District approved Recurring Group Fitness Instruction Class Request at Lakeshore Park Soccer Field.

Ms. Mullins noted that a resident expressed concerns regarding the Golf Course staff allegedly trimming vegetation on the ponds that do not belong to them. There was a resident request for a Cease-and-Desist Letter to be sent to the Golf Course Regarding vegetation being removed at the ponds. Ms. Mullins asked the Board if they would like Counsel to draft a Cease-and-Desist.

The Board discussed the options.

Mr. Hamstra gave a brief overview of the pond maintenance responsibilities and stated he would bring in an exhibit for a clearer distinction.

The Board agreed to table the discussion of a Cease-and-Desist Letter to the Golf Course.

Mr. Firth gave an overview of the concerns from residents regarding the Parking Violations on Five Oaks and possible options.

The Board agreed to table the discussion of Parking Violations on Five Oaks.

Mr. Philbeck gave an update on the Sidewalk Repair, and noted Baseline has identified multiple areas where a change order from the original agreement may be required. A full report is to come later.

No further action required.

Consideration of Easement to Tohopekaliga Water Authority

Mr. Eckert gave an overview of the contract negotiations regarding the easement. He recommended an abandonment clause be added to the contract.

The Board briefly discussed the options.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with Ms. Coronel opposed, the Board of Supervisors for the Harmony Community Development District approved the Consideration of Easement to Tohopekaliga Water Authority with the abandonment clause language included.

**Consideration of Resolution 2026-07,
Adopting Goals, Objectives and
Performance Measures and Standards
for Fiscal Year 2027**

Ms. Mullins noted that these are the same overall goals adopted from last year, just updating the dates for the following year.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Resolution 2026-07, Adopting Goals, Objectives and Performance Measures and Standards for Fiscal Year 2027.

**Review and Acceptance of Arbitrage
Rebate Report for the Series 2014
Bonds from LLS Tax Solutions, Inc.**

Ms. Mullins noted there was no cumulative arbitrage rebate liability incurred for the series 2014 Bonds, so there is no need to file with the IRS.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Review and Acceptance of Arbitrage Rebate Report for the Series 2014 Bonds from LLS Tax Solutions, Inc.

**Review and Acceptance of Arbitrage
Rebate Report for the Series 2015
Bonds from LLS Tax Solutions, Inc.**

Ms. Mullins noted there was no cumulative rebate liability incurred for the Series 2015 Bonds, so there is no need to file with the IRS.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Review and Acceptance of Arbitrage Rebate Report for the Series 2015 Bonds from LLS Tax Solutions, Inc.

**Ratification of Master Services and
Supplies Agreement with Spies**

The Board reviewed the Master Services and Supplies Agreement with Spies.

Ms. Mullins confirmed there was no cost associated with this agreement and is just a cleanup item.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Master Services and Supplies Agreement with Spies.

**Ratification of Payment Authorization
Nos. 034 – 040.**

Ms. Mullins noted these items have already been approved and are solely for ratification.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Payment Authorizations Nos. 034 – 040.

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

Ms. Mullins noted that as of the end of June, the District has spent 80% of their Budget.

No further action is required.

THIRD ORDER OF BUSINESS

**United Landscape Services
Management**

Ratification of Proposals from ULS:

- 1. Work Authorization #239356
Repaired 3" Mainline Break for
\$1,162.69**
- 2. Work Authorization #239361
Repaired 3" Mainline Break for
\$1,001.53**
- 3. Work Authorization #239367
4" Mainline Repair for
\$1,466.36**

Ms. Mullins noted these Work Authorizations are for items that have already been repaired.

Mr. Leet asked for clarification regarding Toho's policy for reimbursement for the higher than usual water bills.

Mr. Firth confirmed that Toho's policy is that the higher bill must be more than double the previous bill to qualify for reimbursement, so it is difficult to reach that threshold.

Mr. Lomasney gave an overview of the process ULS undertakes when there is a mainline break identified.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Work Authorization #239356 for Repaired 3" Mainline Break for \$1,162.69, Work Authorization #239361 for Repaired 3" Mainline Break for \$1,001.53, Work Authorization #239367 4" Mainline Repair for \$1,466.36.

Consideration of Proposals from ULS:

- 1. Work Authorization #242630
Estate of Harmony Entrance for
\$15,636.46**
- 2. Work Authorization #242635
Flower Rotation (August) for
\$3,500**
- 3. Work Authorization #242636
3360 Cat Brier Oak Tree (2)
Installation for \$1,547.47**

Mr. Lomasney gave an overview of the proposals.

There was Board discussion regarding possible savings. It was noted that Mr. Lomasney can remove the sod installation items for Work Authorization #242630, which would bring the price down considerably.

On MOTION by Mr. Leet, seconded by Ms. Williams, with Ms. Coronel and Ms. Bartlett opposed, the Board of Supervisors for the Harmony Community Development District approved Work Authorization #242630 for Estate of Harmony Entrance without the sod items, Work Authorization #242635 for Flower Rotation (August) \$3,500, Work Authorization #242636 for Cat Brier Oak Tree (2) Installation for \$1,547.47.

Discussion Regarding Landscape Items

Mr. Lomasney gave updates regarding landscaping maintenance and noted he is expected to be out of town for the next week. He confirmed there will be an on-site manager who is reachable in his absence.

FOURTH ORDER OF BUSINESS

Field Management - Berman

Consideration of Bench Proposals

- 1. Willy Goat Equipment**
- 2. Swartz**
- 3. Global Industries**

Mr. Soto gave an overview of the bench proposals.

On MOTION by Ms. Coronel, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Bench Proposal from Willy Goat Equipment.

Consideration of Proposals for Ashley Park Pool Main Drain

- 1. Spies**
- 2. Alamar Enterprises**

Consideration of Proposal for Swim Club Pool Main Drain

- 1. Spies**
- 2. Alamar Enterprises**

Consideration of Proposals for Swim Club Wading Pool Main Drain

- 1. Spies**
- 2. Alamar Enterprises**

Mr. Soto gave an overview of the proposals.

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 Proposal with Alamar Enterprises at the Ashley Park Pool Main Drain, Swim Club Pool Main Drain and Swim Club Wading Pool Main Drain.

Consideration of Rescue Boat Motor Proposal

- 1. PartsVu**
- 2. Online Outboard**
- 3. Yamaha**

Mr. Philbeck noted that the Yamaha boat motor replacement parts will take 2 months or more due to a back order. He proposed alternatives to speed up the timeframe.

The Board briefly discussed the options.

Ms. Mullins noted she will get in contact with the insurance provider regarding the boat damage as well.

On MOTION by Mr. Chokanis, seconded by Ms. Williams, with Ms. Coronel and Ms. Bartlett opposed, the Board of Supervisors for the Harmony Community Development District approved the proposal from PartsVu for \$5,279.99 and the proposal from Yamaha for the replacement part for \$535.05.

FIFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –

Mr. Eckert gave a brief overview of the Sunshine Law and the Public Records Law.

Mr. Eckert gave an overview of the current status of relevant items moving through the Florida Legislature.

Mr. Eckert noted that the District accepted a letter of credit in place of a performance bond for the Sidewalk Contract with Baseline.

Mr. Eckert noted that he was contacted by a Developer developing 27 townhome units will be making a request to support the District taking ownership of the alley ways for that area.

District Engineer –

Mr. Hamstra gave a brief overview regarding the parking situation on Five Oaks Drive. A site development permit modification for parking and striping.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with Ms. Coronel opposed, the Board of Supervisors for the Harmony Community Development District approved the Site Development Permit Modification.

Mr. Hamstra reached out to the transportation department for a traffic study to be completed.

The Board briefly discussed the options.

On MOTION by Mr. Leet, seconded by Ms. Williams, with Ms. Coronel opposed, the Board of Supervisors for the Harmony Community Development District approved proceeding with a traffic study conducted by the County.

There was elevated discussion amongst the room.

Mr. Hamstra tendered his resignation.

Ms. Mullins closed the District Engineer staff report section.

District Manager –

Ms. Mullins stated the next meeting is the Budget meeting and will not have a virtual option to attend but will still be accessible in-person.

Supervisor Requests and Audience Comments

Mr. Chokanis noted a resident reported round-up being used near conservation areas.

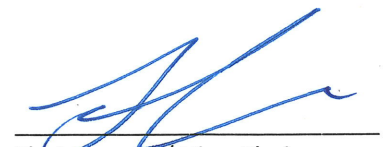
Mr. Chokanis noted a resident reported there was an incident with pool timing and to make sure the set pool opening and closure times are being followed.

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

Adjournment

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the July 30, 2026, Board of Supervisors Meeting.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson