

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Wednesday, August 12, 2026, at 6:00 p.m.

**LaBellaRose Ballroom at 7251 Five Oaks Dr.,
Harmony, FL 34773**

Board Members Present:

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

Also Present:

Lynne Mullins	PFM	
Verona Griffith	PFM	(via phone)
Blake Firth	PFM	
Michael Eckert	Kutak Rock	
Kubra Metin	Kutak Rock	(via phone)
Samantha Sharenow	Berman	
Matt Davenport	Berman	
Grant Philbeck	Berman	
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

A resident commented on the engineering and legal costs listed on the proposed budget. She expressed concern that the Board is not using the time of the professionals effectively. She also commented on the process that residents are working together on regarding the issues with the parking on Five Oaks and the requests for signs for parking to be installed.

A resident expressed concerns with the water in the main pool being too high causing the filter to not work properly.

SECOND ORDER OF BUSINESS

Business Matters

Authorization of RFQ for District Engineering, Design, and Design Criteria Professional Services under the CCNA

Mr. Eckert gave an overview of the CCNA process of selecting a new District engineer. He made note that any District engineering project that exceeds \$35,000.00 is required to go out for bid.

Ms. Coronel asked for further clarification on the evaluation criteria points for evaluation.

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 RFQ for District Engineering, Design, and Design Criteria Professional Services Under the CCNA.

Discussion Regarding the Letter Received for Harmony Tract G-A

Mr. Eckert made the Board aware that a letter received was from a Developer's Attorney, noting that there are plans to develop more townhomes. They are seeking assurance from the Board that the stormwater facilities and the alleyways will be maintained by the District.

No action was required.

Public Hearing on the Adoption of the District's Annual Budget

- 1. Public Comments and Testimony**
- 2. Board Comments**
- 3. Consideration of Resolution 2026-08, Adopting the Fiscal Year 2027 Budget and Appropriating Funds**

Ms. Mullins noted that the public hearing was noticed pursuant to Florida Statutes.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District opened the Public Hearing.

Mr. Leet discussed the Flock contract and noted the contract is coming up for renewal.

Ms. Coronel noted that residents have expressed concerns regarding the Flock cameras and suggested engaging the community in the discussion over the next budget year.

Ms. Bartlett expressed concerns with the commitment of the Board regarding the larger ticket items but did express her comfortability with the current budget.

Mr. Chokanis gave an overview of the recent history of the District's budget and reserve amounts.

Ms. Coronel noted that the Board should focus on the bigger line-items in the Fiscal Year 2027 budget. She is recommending cuts to the engineering and legal line-items to ensure the resources are being used responsibly. She suggested lowering the line-item for landscaping as well. She expressed concerns with the over maintenance of invasive weeds and needing to re-negotiate the contract.

Ms. Williams did not have a comment.

Ms. Mullins gave the floor to the public.

A resident handed out a petition packet of residents who have similar concerns with how the assessments were potentially going to be allocated throughout the District.

A resident expressed concerns with the potential increase in assessments not being consistent across the various communities within the District.

A resident expressed concerns with the mailed notice that went out to residents regarding the potential assessment increase. She alleged that the number of homes in each community was incorrect. She expressed concerns with raising line-items within the budget. She suggested all homeowners should get the same increase

A resident noted that her neighbor asked her to attend the meeting and suggested not keeping the same standard on the potential new townhomes and alley tracts. She requested a new look at the methodology.

A resident noted that for 25 years the methodology has stayed the same until now and changing it drastically could upset half of the community.

On MOTION by Ms. Williams, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District closed the public hearing.

Ms. Coronel noted her belief that the Board has not taken a good look at assessments and suggested holding off on the increase.

Ms. Bartlett offered her view of the potential increase, requesting to cut some of the line-items in cost.

Ms. Williams made a motion to approve Resolution 2026-08, Adopting the Fiscal Year 2027 Budget and Appropriating Funds, but there was no second.

Mr. Leet requested Ms. Griffith give an explanation regarding the line-items have been increased.

Ms. Griffith gave an overview of the potential increase in the various line-items within the budget, specifically the streetlights line-item, and where potential cuts could be made.

Ms. Mullins suggested engineering and legal costs would be a good place to start cutting the budget but advised against reducing the landscaping item.

The Board had an in-depth discussion of areas within the budget that could be reduced with a focus on engineering, legal and landscaping costs.

Mr. Eckert called for a 5-minute recess.

The Board agreed to reduce the budget for engineering and legal to \$50,000.00 for both items.

The Board discussed reducing the costs of services related to ponds and wetlands. Ms. Mullins noted that the District is currently under contract for the maintenance of ponds and wetlands.

On MOTION by Mr. Chokanis, seconded by Ms. Williams, with Ms. Bartlett and Ms. Coronel opposed, the Board of Supervisors for the Harmony Community Development District approved Resolution 2026-08, Adopting the Fiscal Year 2027 Budget and Appropriating Funds.

**Public Hearing on the Imposition of
Special Assessments**

- 1. Public Comments and
Testimony**
- 2. Board Comments**
- 3. Consideration of Resolution
2026-09, Adopting an
Assessment Roll for the Fiscal
Year 2027 and Certifying Special
Assessments for Collection**

On MOTION by Ms. Bartlett, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District opened the Public Hearing.

Ms. Mullins noted that this is to impose special assessments to fund the budget that was just adopted.

The Board discussed potential re-evaluations of different methodologies.

A resident noted that she is firmly against the budget increase. She expressed concerns about the length of time she waited for streetlight repairs.

A resident requested the Board re-examine everything before they are asked to pay an increased assessment.

A resident expressed her concerns with management and alleges the total number of homes in the communities is listed incorrectly.

A resident expressed her belief that the number of homes in the communities listed is incorrect.

A resident asked the Board to take another look at the budget and requested no increase.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District closed the Public Hearing.

On MOTION by Mr. Leet seconded by Mr. Chokanis, with Ms. Barlett and Ms. Coronel opposed, the Board of Supervisors for the Harmony Community Development District approved Resolution 2026-09, Adopting an Assessment Roll for Fiscal Year 2027 and Certifying Special Assessments for Collection.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

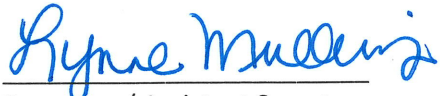
District Manager – Ms. Mullins noted that Johnathan Soto, General Manager, is no longer with Berman. Until he is replaced, Mr. Philbeck will fill in.

Supervisor Requests and Audience Comments

Mr. Leet noted that he has not sent the traffic study application to the county just yet but is working on finalizing.

Adjournment

On MOTION by Ms. Bartlett, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the August 12, 2026, Board of Supervisors Meeting.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson