MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Thursday, September 24, 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
Brittany Coronel	Assistant Secretary
Marcela Bartlett	Assistant Secretary

Also Present:

Lynne Mullins	PFM	
Verona Griffith	PFM	(via phone)
Blake Firth	PFM	
Michael Eckert	Kutak Rock	(via phone)
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

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 possibility of using an app instead of a QR code. She suggested the community allow the residents to help with the maintenance projects within the community. She noted her frustration attending meetings and listening to things that need attention but never seeing action.

A resident noted their concerns regarding fair and equitable assessments within the community.

A resident requested three reflectors above a curb by the tower due to not being able to see the curb in the dark.

A resident cited Florida Statutes Chapter 190, requiring fair assessments. She expressed concerns with some neighborhoods paying more than others, regardless of everyone having the same access to amenities.

A resident noted that the dog park on Five Oaks has still not been repaired. She expressed concerns for seniors.

A resident noted there was no commercial business in Harmony.

Consideration of the Meeting Minutes of the July 30, 2026, Board of Supervisors' Meeting

Ms. Coronel noted spelling and title corrections needed.

> On MOTION by Mr. Leet, seconded by Ms. Bartlett, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Meeting Minutes of the July 30, 2026, Board of Supervisors' Meeting, pending spelling and title corrections.

Consideration of the Meeting Minutes of the August 12, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

> 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 Meeting Minutes of the August 12, 2026, Board of Supervisors' Meeting.

Consideration of Resolution 2026-10, Election of Officers

Ms. Mullins reviewed the current election of officers with the Board. She requested that the Board remove Ms. Phillips from the document and add Ms. Bartlett as an Assistant Secretary.

> 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 2026-10, Election of Officers with Mr. Dan Leet as Chair, Mr. Lucas Chokanis as Vice Chair, Ms. Lynne Mullins as Secretary, Ms. Jennifer Walden, Ms. Brittany Coronel, Ms. Julie Nichols Williams and Ms. Marcela Barlett as Assistant Secretaries, Ms. Jennifer Glasgow as Treasurer, Ms. Amanda Lane, Ms. Amy Champagne, Mr. Rick Montejano and Ms. Verona Griffith as Assistant Treasurers.

Consideration of Resolution 2026-11, Amending the Annual Meeting Schedule for Fiscal Year 2027

Ms. Mullins gave an overview of the resolution and informed the Board that the LaBellaRose Ballroom will charge an hourly rate of $150 per hour. The Board meets for three hours for each meeting; a total of $450 each meeting. The current meeting location only charges $350.

There was brief discussion amongst the Board regarding the meeting location. The Board agreed to move future meetings to the LaBellaRose Ballroom.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Resolution 2026-11, Amending the Annual Meeting Schedule for Fiscal Year 2027 to move the meetings to the LaBellaRose Ballroom at 7251 Five Oaks Drive, Harmony, FL 34773.

SECOND ORDER OF BUSINESS

Business Matters

Discussion Items:

1. **EV Charging Station Removal/Relocation**
2. **Christmas Lights**
3. **Pond Maintenance Contract**
4. **Irrigation Tracking**
5. **Dog Injury at Dog Park**
6. **Food Truck at Town Square**
7. **Family & Friends Christian Music and Community Festival**
8. **Su Mesa Café 5th Anniversary Event**
9. **Parking Ordinance**
10. **O&M Assessment Methodology**

Ms. Mullins noted that OUC reached out and stated the EV charging stations have experienced limited utilization and it would be possible to proceed with removal. She noted that Harmony can continue to keep the EV charging stations in the community at the District's expense.

There was discussion about the cost of relocating, maintaining and actual usage.

The Board requested District Staff to obtain a utilization report for the EV charging stations.

Ms. Mullins noted the HOA reached out regarding the potential contribution of the District towards the Christmas lights. She noted that Ms. Williams was unable to attend but wanted to note that residents have requested not to spend additional money on Christmas lights. Ms. Mullins also informed the Board that the HOA stated they will not contribute to Christmas lights.

The Board reviewed and briefly discussed the proposals and the Districts financial contribution.

The Board agreed to contribute $6,000, which would include Berman's gift of $1,000, to fund both entrances.

On MOTION by Mr. Leet, seconded by Ms. Coronel with all in favor, the Board of Supervisors for the Harmony Community Development District agreed to contribute $5,000, in addition to the $1,000 from Berman, toward the Christmas Lights.

Ms. Coronel gave an overview of her meeting with the vendor regarding pond maintenance. She noted that the ponds have been well maintained and under control for the last year and would encourage the Board to move to quarterly maintenance instead of monthly maintenance.

Ms. Mullins gave a brief explanation of routine pond maintenance needs throughout the year.

Mr. Leet said that it was a necessity to continue to maintain the ponds.

Ms. Mullins noted the irrigation tracking sheet for the Board to review. No further action is required.

Ms. Coronel reviewed an incident at the dog park, noting a resident alleges their dog was injured by the fencing. Ms. Coronel had previously walked the fence line with the resident, and they could not find an area in the fence that could have caused injury. She noted that the resident took their dog to the vet and the dog required stitches. Ms. Coronel noted that a few weeks later, the resident claims to have returned to the dog park and found fencing sticking out that they allege to have caused the dog's injury. The resident is requesting a full reimbursement for the veterinary fees in the amount of $688.98.

The Board discussed liability options with counsel.

The Board agreed to table, and Ms. Coronel will follow up with the resident outside of a meeting.

Mr. Firth reviewed the food truck request with the Board. He noted the rules and policies of the District that would be applicable to this event and the non-resident fee.

Mr. Cummings, owner of the Community Crockpot food truck, gave an overview of the food truck and his goal of providing home-cooked meals and dinner options to residents.

The Board noted the applicable fees: $1,000 non-resident yearly fee, $250 refundable fee and additional fees depending on the rental 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 the Community Crockpot Food Truck's request to host their food truck on District property.

Mr. Firth gave an overview of the request to hold a Family & Friends Christian Music and Community Festival event on District Property.

Mr. Eckert recommended that each vendor provide a Certificate of Liability Insurance.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved for the Family and Friends Christian Music Festival event to be hosted on District Property.

Mr. Firth gave an overview of the request to hold the Su Mesa Café 5th Anniversary event.

A representative from the Su Mesa Café provided an estimate of 700 – 800 attendees.

Ms. Coronel confirmed that the church can provide an umbrella Certificate of Liability Insurance.

There was brief discussion on facility use.

A representative from the Su Mesa Café noted they will hire their own private security and clean-up crew.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved for the Su Mesa Café 5th Anniversary event to be hosted on District Property.

Mr. Leet gave an overview of the parking issues on Five Oaks. He noted that the county has declined to stripe off parking spots on the main roadways or allow the District to install signage.

Mr. Eckert noted the need to continue to find a resolution with the county, as they are the responsible party for the roadways.

There was brief discussion amongst the Board regarding signage.

Mr. Eckert referenced Chapter 190 and noted the District does not have authority to implement traffic control on county-owned roads.

Mr. Leet discussed the O&M Assessment Methodology and the need to update the reserve study.

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

Ms. Mullins noted there were no responses received in regard to the RFQ for a new District Engineer and the need to readvertise.

Ms. Coronel proposed the possibility of not contracting an engineer and retaining an engineer for services as needed.

There was brief discussion amongst the Board regarding the need to contract vs. retaining an engineer.

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

Ratification of FY 2027 Egis Insurance Proposal

Ms. Mullins noted that this was signed by Mr. Leet outside of the meeting and requires 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 the FY 2027 Egis Insurance Proposal.

Ratification of Payment Authorizations 041 – 048

The Board reviewed the Payment Authorizations.

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 041 – 048.

Review of the District Financial Position and Budget to Actual

Ms. Mullins noted that as of the end of August, the District has spent 94% of their Budget.

THIRD ORDER OF BUSINESS

United Landscape Services Management

Ratification of Proposals from ULS:

a. **Work Authorization #246266 4" Main Line Repair for $1,358.65**
b. **Work Authorization #247760 2" Valve Replacement for $3,082.38**
c. **Work Authorization #250136 Clock Replacement #13 and #15 for $2,297.25**
d. **Work Authorization #250219 2" Main Line Leak (Clock #4) for $1,354.28**

e. **Work Authorization #250254 2" Valve Track Clock 7 Zone 15 for $959.02**

Ms. Mullins noted the work authorizations are for items that have already been repaired.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Work Authorization #246266 4" Main Line Repair for $1,358.65, Work Authorization #247760 2" Valve Replacement for $3,082.38, Work Authorization #250136 Clock Replacement #13 and #15 for $2,297.25, Work Authorization #250219 2" Main Line Leak (Clock #4) for $1,354.28, and Work Authorization #250254 2" Valve Track Clock 7 Zone 15 for $959.02.

Consideration of Proposals from ULS:

a. **Work Authorization #250984 Tree Removal Behind 7136 Oak Glen Trail for $1,200**

Mr. Lomasney noted there was a call from a resident regarding a hazardous dead tree on Oak Glen Trail. He noted that the tree can be removed in a way that allows it to fall in the wetlands area; however, if left standing, could potentially fall onto the home it lies behind and cause serious damage. He noted a climber would be needed to conduct the full removal.

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 Proposal from ULS for Tree Removal Behind 7136 Oak Glen Trail for $1,200.

Discussion Regarding Fuel Surcharge

Ms. Mullins noted that there is a fuel surcharge beginning to be added to Work Authorizations from ULS. She noted that this is standard across Districts.

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 Fuel Surcharge for a period of one year.

FOURTH ORDER OF BUSINESS **Berman Field Management**

Consideration of Annual Contract Fee Increase Letter from Berman

Ms. Mullins reviewed the annual contract fee increase with the Board.

Ms. Coronel stated her disagreement with the proposed fee increase, given recent staffing shortages.

There was brief discussion about a staffing shortage and potential prospects.

Mr. Eckert reminded the Board that the original contract with Berman calls for a gradual increase per year, and these numbers match that original agreement.

The Board discussed the staffing plan and requested that it be placed on the next agenda.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, opposed by Ms. Coronel, the Board of Supervisors for the Harmony Community Development District approved the Annual Contract Fee Increase Letter from Berman.

Consideration of East Lakes Pond Drain Clean Up Proposals

a. **Atlantic Pipe Services - $9,555**
b. **Shenandoah - $22,495**

Ms. Mullins noted the HOA reached out to inform the District that the East Lake pond drains are allegedly clogged, and this is causing a flooding issue. She reviewed the proposals with the Board and noted this was brought to the District as a high-priority item.

There was no evidence of flooding provided to the Board.

The Board briefly discussed reviewing the drainage maps.

Consideration of Additional Sidewalk Proposals from Baseline

a. **Rip and Replace Sidewalk Lead Way on Primrose Willow Drive - $3,960**
b. **Rip and Replace ADA Ramp at Schoolhouse Rd - $1,575**
c. **Rip and Replace Sidewalk Around Tree and Park Area - $2,812.50**
d. **Rip and Replace Sidewalk at Picnic Shelter - $5,062.50**
e. **Rip and Replace Sidewalk in Front of Restrooms - $3,240**

Mr. Philbeck reviewed the additional sidewalk proposals from Baseline with the Board.

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 Additional Sidewalk Proposals from Baseline to Rip and Replace Sidewalk Lead Way on Primrose Willow Drive in the amount of $3,960, Rip and Replace ADA Ramp at Schoolhouse Rd in the amount of $1,575, Rip and Replace Sidewalk Around Tree and Park Area in the amount of $2,812.50, Rip and Replace Sidewalk at Picnic Shelter in the amount of $5,062.50, and Rip and Replace Sidewalk in Front of Restrooms in the amount of $3,240.00.

Discussion Regarding Pond Pine Road Sidewalk Damage

Mr. Philbeck gave an overview of the damaged sidewalk.

The Board would like to further investigate the damage.

Discussion Regarding Bass Boat Damage

Ms. Mullins noted that the replacement option for the damaged boat is approximately $9,000. She noted that this is in the process of being evaluated by the insurance provider.

FIFTH ORDER OF BUSINESS **Staff Reports**

District Counsel – Mr. Eckert noted they are still working on the updated rules of procedure and will reimburse the District for the cost of running the notices.

District Engineer - No District Engineer at this time.

District Manager –

Ms. Mullins noted the next meeting will be held on October 15, 2026, at the LaBellaRose Ballroom. She also reminded the Board about the four-hour ethics training requirement.

Supervisor Requests and Audience Comments

Ms. Coronel inquired about the dumpster delivery.

Ms. Coronel inquired on how to dispose of old equipment. She also inquired if the tractor was added to the insurance policy and if the garden staff was allowed to use the tractor.

Ms. Coronel asked for an update on the speed bump issue. Mr. Leet stated they are waiting for speed study, but the application was submitted.

Ms. Coronel asked if there was a solution regarding commercial signage.

Ms. Coronel discussed the potholes in the alleyways on Blazing Star, Gold flower and Galaxy and requested that field services cold-patch them.

Adjournment

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the September 24, 2026, Board of Supervisors Meeting.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson