

CARBON

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District (“CDD” or “District”) was held Thursday, December 19, 2024, at 6:00 p.m. at 7530 Old Melbourne Highway, St Cloud, FL 34771.

Present and constituting a quorum were:

Daniel Leet	Chairman
Lucas Chokanis	Vice Chairman
Brittney Coronel	Assistant Secretary
Julie Williams	Assistant Secretary
Joellyn Phillips	Assistant Secretary

Also present,

Joseph Gonzalez	District Manager, Inframark
Michael Eckert	District Legal Counsel, Kutak Rock (<i>Via Phone</i>)
David Hamstra	District Engineer, Pegasus Engineering
Howard Neal	District Field Coordinator, Inframark
Nick Lomasney	Benchmark Landscaping/United Land Service
Jose Pabon	Field Supervisor, Inframark
Kerry Satterwhite	Director of Field, Inframark
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents a recap of the discussions and actions taken at the meeting. The full meeting recording is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Gonzalez called the meeting to order at 6:00 p.m. and a quorum was established.

SECOND ORDER OF BUSINESS

Adoption of the Agenda

On MOTION by Mr. Leet seconded by Ms. Williams, with all in favor, the agenda was approved.

THIRD ORDER OF BUSINESS

Audience Comments

A resident requested that attention be given to power washing on Five Oaks, specifically noting that the minutes should not reflect only the circle as being power washed. The resident emphasized the need for the circle to be reviewed by landscaping and also highlighted the necessity of power washing the main road sidewalk on Five Oaks.

A resident acknowledged the sidewalk grinding and inquired about Mr. Leet's post regarding the apartments. The resident also requested that more information be provided to the residents.

A resident reiterated their comment from the last meeting regarding South Lakes, specifically the one behind their home. While noting that its condition is improving, the resident expressed concern about weed growth potentially causing pipe blockages. The resident also inquired about the GoGov app and asked whether the new location would return to Harmony CDD.

A resident inquired about the East Tower, noting that it was brought up last year but remains unfinished. They expressed concerns about the lack of lighting, which negatively impacts road visibility, and requested that the current orange-tinted lights be replaced with brighter lights to improve safety.

A resident inquired about the GoGov app, addressing rumors circulating within the community that an additional full-time staff member would be required. However, the resident recalled attending the presentation meeting for the app, where it was stated that only a part-time staff member would be needed.

A resident raised concerns about parking on the streets off Five Oaks. They mentioned that two potential homebuyers had inquired about their experience living in Harmony and commented that the main road resembled a parking lot due to the presence of numerous trailers.

A resident mentioned that the entire trail around Long Pond near Buck Lake is infested with fire ants and requires treatment.

A resident inquired about any updates regarding the apartment development.

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscaping

i. Consideration of United Land Services Seed Proposal

On MOTION by Mr. Leet seconded by Mr. Chokanis, with all in favor, United Land Services Seed Proposal was approved.

ii. Consideration of United Land Services Winter Annual Install Proposal

On MOTION by Mr. Leet seconded by Mr. Chokanis, with all in favor, United Land Services Winter Annual Install Proposal was approved.

iii. Ratification of Benchmark Main Line Repair Proposal

On MOTION by Mr. Leet seconded by Mr. Chokanis, with all in favor, Benchmark Main Line Repair Proposal was ratified.

B. Field Manager: Inframark

i. Field Inspection Monthly Report

Mr. Pabon mentioned that several projects are currently underway in Harmony, including concrete work for the sidewalks, painting of the pergola at the Swim Club and Ashley Pool, and ongoing pressure washing on Five Oaks. Additionally, sidewalk grinding is being performed on panels that do not require immediate replacement.

The concrete panels are being marked to indicate whether grinding or replacement is needed. An inventory checklist is being developed to send to a vendor for a sidewalk panel replacement proposal. A total of 22 miles of sidewalk panels are being assessed for inventory, and smaller panels can be replaced in-house by staff.

Larger panels on Cat Brier and Five Oaks that need replacement will be sent out to a vendor. The fence in the parking lot of Buck Lake is being repaired, with fence paneling being replaced. Painting is scheduled to be finalized tomorrow.

The Swim Club pool water heater is currently down and will need servicing. The scheduled service date is the 27th, and the vendor was selected because the heater is under warranty from the manufacturer until 2028, with parts covered until 2030.

Mr. Leet inquired about a timeline for the larger panels, and Mr. Pabon responded that many projects are currently being worked on. Mr. Pabon mentioned that he does not want to leave any project incomplete, but as soon as time permits to start a new project, he will gather proposals for the concrete work.

C. District Engineer

Mr. Hamstra reviewed items that were approved in October, as he had missed the previous meeting. The Five Oaks Drive maintenance facility, which had been discussed continuously over the last year, was approved in October. This approval included consulting, design, and permitting for the structure, with a total cost of \$65,525.00.

Mr. Eckert, District Legal Counsel, produced an agreement between the CDD and Common Oak Engineering. An end date has been finalized and will be provided to the engineer to execute at the beginning of the year. The Estates drainage improvements include rerouting the drainage pipe behind the property, which has been compromised by a fence installation.

The fence posts had been driven through the drainage pipe. Element Environmental proposed a bid for the work at a cost of \$16,680. Mr. Eckert provided an agreement for this as well. Mr. Hamstra provided the end date today, with materials to be delivered and work scheduled to start by mid-January.

The Clay Brick Road High School sidewalk ramp has been discussed over several meetings. The Board asked the Mr. Hamstra for a quote, and Mr. Hamstra reached out to PJ at

Element Environmental. The job was estimated to take 1-2 days, with a cost of approximately \$7,000. PJ was instructed to hold off on moving forward due to the presence of new Board members. The proposal will be presented at the next meeting. Mr. Chokanis expressed support for the improvement idea but noted that the cost for the job is high. Mr. Hamstra will have the quote available at the next meeting for the Board's vote.

D. District Counsel

i. Consideration of Resolution 2025-04, Declaring Surplus Property

On MOTION by Mr. Leet seconded by Ms. Coronel, with all in favor, Resolution 2025-04, Declaring Surplus Property was adopted.

ii. Consideration of Resolution 2025-05, Commercial Signage Policy

The item was tabled pending an update on pricing from market research conducted by the Mr. Gonzalez.

E. District Manager: Inframark

Mr. Gonzalez reported that the county has not yet responded to the request for no commercial parking signs. The garden shed is still in the process of securing the permit needed to acquire materials for its construction. Once the permit is obtained, delivery will take approximately 2-3 weeks.

A resident requested options for replacing the grass and sand with gravel to make the area sturdier for truck traffic. Mr. Gonzalez will look into the cost of leveling out the area.

FIFTH ORDER OF BUSINESS Business Items

A. Consideration of Jungle Lasers Software Proposal

This item was tabled.

SIXTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Minutes from November 21, 2024, Regular Meeting

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, Minutes from November 21, 2024, Regular Meeting were approved.

B. Review of Financial Statements – November

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, Financial Statements for November 2024 were approved.

C. Acceptance of Check Register #295

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, Check Register #295 was approved.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

No requests at this time.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the meeting adjourned at 8:49 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman