

# 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, February 27, 2025, at 6:00 p.m. at Su Mesa Café, 7250 Harmony Square Dr S, St. Cloud, FL 34773.

Present and constituting a quorum were:

Daniel Leet	Chairman
Julie Williams	Assistant Secretary
Brittney Coronel	Assistant Secretary
Joellyn Phillips	Assistant Secretary

Also present,

Joseph Gonzalez	District Manager, Inframark
Michael Eckert	District Legal Counsel, Kutak Rock ( <i>Via Phone</i> )
Howard Neal	District Field Coordinator, Inframark
Jose Pabon	Field Supervisor, Inframark
Nick Lomasney	Area Operations Manager, United Land Services
Gary Yeager	Officer, Osceola Sheriff’s Department ( <i>Via Phone</i> )
Dylan Schwartz	Vice President, FMS Bonds, Inc
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. Leet 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. Phillips, with all in favor, the agenda was adopted.
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### THIRD ORDER OF BUSINESS                      Audience Comments

A resident brought up concerns regarding the speed limit within the community and proposed the installation of speed bumps to the Board for consideration. The resident mentioned an incident that occurred at Cat Lake involving an accident. The resident would like for the property owner to be asked to keep the gate locked to prevent trespassing.

A resident inquired about the commercial traffic passing through the community streets and asked what the county is doing to address the issue. The resident also asked about the status of the speed bumps, which have been brought up as a concern in the past. Additionally, the resident mentioned the importance of exercising caution when voting on the bond refinance.

A resident asked to learn more about the sidewalks within the community. The resident also mentioned that the landscaping on the north side of the wall needs to be trimmed. Additionally, there was a discussion about a party, and it was suggested that signage should be placed to indicate that the community is closed.

**FIFTH ORDER OF BUSINESS****Business Items****B. Discussion on Bond Refinancing**

Dylan Schwartz from FMS Bond Refinance presented his presentation to the Board.

**C. Discussion on “No Commercial Vehicle Parking” Signs**

Mr. Yeager joined the call and stated that he is unsure of the capacity in which the sheriff can be required to enforce the signage. Mr. Leet mentioned that an ordinance was established a few years ago. Mr. Yeager will send over the ordinances for the Board to review.

**FOURTH ORDER OF BUSINESS****Staff Reports****A. Landscaping Report**

Mr. Lomasney mentioned that they are still mowing St. Augustine grass at 4 inches and Bahia grass at 3.25 inches. Once temperatures rise, Mr. Lomasney will resume the routine mowing schedule. Mr. Lomasney also stated that there are 31 controllers on-site, some of which are displaying error messages. Mr. Lomasney will identify which controllers need to be replaced.

Mr. Lomasney mentioned that a 4-inch mainline on Cat Brier needs to be addressed, which will require the removal of sidewalk panels. Mr. Lomasney noted that there is no breakage in the pipe; however, the issue stems from a poor application of glue when the pipe was initially connected to the coupling.

**i. Consideration of United Landscaping Restorations Proposal**

On MOTION by Mr. Leet seconded by Ms. Coronel, with all in favor, United Land Services Restorations Proposal was approved.
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**ii. Consideration of United Landscaping Tree Removal Proposal**

On MOTION by Mr. Leet seconded by Ms. Williams, with all in favor, United Land Services Tree Removal Proposal was approved.
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**iii. Consideration of United Landscaping Tree and Stump Removal Proposal**

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Tree and Stump Removal Proposal was approved.

**B. Field Inspection Report**

Mr. Pabon mentioned that the gate by Buck Lake, which was vandalized, will be repaired by Inframark staff, who will install the new gates that were purchased. Sidewalk grinding is still ongoing within the District. Additionally, the playgrounds will need repairs, and a vendor has been contacted to conduct an inspection of all Harmony playgrounds.

Ms. Williams mentioned that at the dog park on Five Oaks, there is a bench with a hole dug out by a dog and would like it to be addressed. Additionally, a double gate was also dug out and requires attention.

**i. Consideration of Complete Access Control O.C.F Gate Repair Proposal**

The Board did not vote due to the pricing.

**C. District Engineer**

David Hamstra was not present.

**D. District Counsel**

The District was named as a defendant in a lawsuit, but it has since been removed from the case. Mr. Eckert was asked about the progress of the tower signage. Mr. Eckert mentioned that at the next meeting, the Board will vote on the completion of the policy and adopt a final resolution.

**E. District Manager**

The Board motioned to allow the HROA to store items in the tower.

On MOTION by Mr. Leet seconded by Ms. Coronel, with all in favor, the HROA's request to store items in the tower was approved.

Mr. Gonzalez spoke about a Board member bringing up the possible need for additional workers for sidewalk grinding.

Mr. Gonzalez discussed the option of painting handicap sidewalk ramps with a yellow caution indicator to deter vehicles from blocking the ramps. Mr. Eckert mentioned that the roads belong to the county, and typically, the curb also belongs to the county.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2025-05, Setting Fiscal Year 2025 Meeting Schedule**

On MOTION by Mr. Leet seconded by Ms. Williams, with all in favor, Resolution 2025-05, Setting Fiscal Year 2025 Meeting Schedule was adopted.

**D. Discussion on the Need for Additional Worker(s) for Grinding Detail**

This item was discussed during the District Manager section.

**E. Discussion on Handicap-Painted Indicators for Sidewalk Ramps**

This item was discussed during the District Manager section.

**SIXTH ORDER OF BUSINESS Consent Agenda****A. Consideration of Minutes from January 30, 2025, Regular Meeting**

District counsel has revisions for the minutes.

On MOTION by Mr. Leet seconded by Ms. Coronel, with all in favor, Minutes from January 30, 2025, Regular Meeting were approved as amended.

**B. Review of Financial Statements**

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

**C. Acceptance of Check Register #297**

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, Check Register #297 was approved.

**SEVENTH ORDER OF BUSINESS Supervisor Requests**

Mr. Leet mentioned that he likes the new location and asked if the District can store items for the meeting and purchase a cart for this purpose.

**EIGHTH ORDER OF BUSINESS Adjournment**

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the meeting adjourned at 8:36 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman