

CARBON

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Harmony Community Development District (“CDD” or “District”) was held Thursday, July 24, 2025, at 6:01 p.m. at Su Mesa Café, 7250 Harmony Square Dr S, St. Cloud, FL 34773.

Present and constituting a quorum were:

Daniel Leet	Chairman
Lucas Chokanis	Vice Chairman
Jo Phillips	Assistant Secretary
Brittney Coronel	Assistant Secretary

Also present were,

Michael Perez	District Manager, Inframark
Michael Eckert	District Legal Counsel, Kutak Rock (<i>Via Phone</i>)
Kubra Metin	District Legal Counsel, Kutak Rock (<i>Via Phone</i>)
David Hamstra	District Engineer, Pegasus Engineering (<i>Via Phone</i>)
Jose Pabon	Field Supervisor, Inframark
Nick Lomasney	Area Operations Manager, United Land Services
Kyle Goldberg	Field Inspection Coordinator, 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. Leet called the meeting to order at 6:01 p.m. and a quorum was established.

SECOND ORDER OF BUSINESS Audience Comments

Ms. Mary wanted to follow up on a letter sent to a property owner that was previously discussed and addressed parking on the roads. Ms. Carol provided suggestions on how to decide on the RFP for the management company.

THIRD ORDER OF BUSINESS Adoption of the Agenda

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the agenda was adopted.

FOURTH ORDER OF BUSINESS Private Session to Discuss the District’s Security System and Plan (Closed to the Public per Section 286.0113(1), Florida Statutes)

Mr. Leet addressed the audience regarding the procedure for the shade meeting and excused all audience members at 6:07 p.m. The shade discussion began and concluded at 6:27 p.m.

FIFTH ORDER OF BUSINESS**Public Discussion on Consideration of Security
Matters and Proposals**

The Board tabled this item in the hope of receiving additional proposals.

SIXTH ORDER OF BUSINESS**Business Items****A. Acceptance of Fiscal Year 2024 Audit Report**

Mr. Leet and Mr. Perez discussed the report.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Fiscal Year 2024 Audit Report was approved.

B. Status Update on Precision Concrete Contract

Mr. Perez discussed the needed adjustment for the NTE amount.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with Ms. Coronel opposed, the adjustment of the NTE to \$89,775 was approved.

**C. Discussion of Responses to Informal Request for Proposals for District
Management Services**

- i. Vesta District Services
- ii. Special District Services
- iii. PFM Group Consulting
- iv. Rizzetta & Company
- v. Governmental Management Services

Mr. Leet discussed the quality of the scans of the proposals, noting that some were blurry. Mr. Eckert spoke on the proposals and how they may tie into the field proposals, which are due by July 31, 2025. Discussion ensued regarding the proposals received, as the plan was to lessen the number of vendors if it would benefit the District. The Board decided that all five vendors should present at the next meeting. Each company will present based on the reverse alphabetical order of their names. Each presenter will have 5 minutes maximum, and the Board will have 10 minutes to ask questions.

**D. Update on Status of Request for Proposals for Field Management and
Maintenance**

The official notice was advertised on July 10, 2025. Mr. Eckert provided an update regarding the Field Management requests that were sent out to companies. Each presenter will have 5 minutes maximum, and the Board will have 10 minutes to ask questions.

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90 **SEVENTH ORDER OF BUSINESS Supervisor Requests**

91 Ms. Coronel brought up residents whose access cards stopped working through no fault of
92 their own and were not shut off by Inframark but were told there would be a charge to replace
93 them. Mr. Leet stated that after discussion, the Board would approve replacing the cards at no
94 charge.

95 Ms. Phillips brought up changing the Rules and Regulations for the District, noting that the
96 cost for a non-resident to use the facilities is too low and needs to be adjusted, along with other
97 items.

98 Ms. Coronel brought up a resident at 3169 Dark Sky Drive retaining counsel and
99 questioned why they had not received their deposit back. Mr. Perez informed the Board that the
100 resident did not have counsel, that the check was mailed back upon the resident's request, and that
101 their personal check was in the office for them to retrieve, as it was never deposited. He also stated
102 that this information had been previously communicated to the residents.

103 Mr. Leet discussed the District Engineer items and stated that Mr. Hamstra will have
104 information at the next meeting.

105 Mr. Chokanis spoke on the maintenance facility and inquired if the county had removed
106 the restrictions. Mr. Leet addressed this.

107 Mr. Leet discussed the community magazine and his role in writing articles.

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109 **EIGHTH ORDER OF BUSINESS Adjournment**

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112 On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in
113 favor, the meeting adjourned at 7:18 p.m.

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Secretary/Assistant Secretary_____
Chairman/Vice Chairman