

CARBON

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, November 21, 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 (<i>Via Phone</i>)
Brittney Coronel	Assistant Secretary
Julie Williams	Assistant Secretary
Joellyn Phillips	Assistant Secretary (<i>Via Phone</i>)

Also present,

Joseph Gonzalez	District Manager, Inframark
Kate John	District Legal Counsel, Kutak Rock (<i>Via Phone</i>)
Howard Neal	District Field Coordinator, Inframark
Nick Lomasney	Benchmark Landscaping/United Land Service
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. Neal called the meeting to order at 6:00 p.m. and a quorum was established.

THIRD ORDER OF BUSINESS **Administrative Matters**

A. Oath of Office to Newly Elected Board Members

New board members Ms. Williams and Ms. Coronel have read the oath of office and signed the document.

SECOND ORDER OF BUSINESS **Audience Comments**

A resident requested that the pressure washing include attention to the circle at the end of Five Oaks, as well as the treatment of weeds in that area. The resident also inquired about the process for obtaining access cards.

A resident inquired about the entrance fence, noting that she and other residents have contacted code enforcement regarding the issue. The resident requested clarification on what the board plans to do to address the eyesore.

Another resident expressed hope that the seeding of the lake easements will not be overlooked.

A resident commented that the Christmas lights appear shabby and inquired about when they will be improved or brightened up.

45 A resident asked about the Go.gov service mentioned on the agenda, specifically inquiring
46 about the cost to the board from the Inframark side and who will be responsible for managing it.

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48 **THIRD ORDER OF BUSINESS Administrative Matters**

49 **B. Resolution 2025-1, Designating Officers of the District**

50 Mr. Neal introduced Mr. Gonzalez as the new District Manager. Following the
51 introduction, Mr. Neal called for nominations for Chairman and Vice Chairman. Mr. Leet, the
52 current Vice Chairman, asked Mr. Chokanis for his thoughts on the Chairman position. Mr.
53 Chokanis stated that he would not want to serve as Chairman. Ms. Williams then nominated Mr.
54 Leet for Chairman.

55 Ms. Coronel nominated Mr. Leet for Chairman. Mr. Neal then asked Ms. Phillips for her
56 thoughts, and she stated she would support the board's decision. With three nominations for Mr.
57 Leet as Chairman, a motion was made to accept Mr. Leet as Chairman.

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59 On MOTION by Mr. Chokanis seconded by Ms. Phillips, with all in
60 favor, Mr. Leet was accepted as Chairman.

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62 Ms. Coronel expressed that she was okay with the board's decision. Ms. Phillips then asked
63 Ms. Coronel if she would like to be nominated for Vice Chairman, to which Ms. Coronel replied
64 that she would consider the position. Mr. Neal asked if a motion could be made for Mr. Chokanis
65 as Vice Chairman.

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67 On MOTION by Ms. Williams seconded by Ms. Phillips, with all in
68 favor, Mr. Chokanis was accepted as Vice Chairman.

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70 **C. Consideration of Resolution 2025-02, Recognizing the Contributions of Ms. Kassel**

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72 On MOTION by Mr. Leet seconded by Ms. Phillips, with all in
73 favor, Resolution 2025-02, Recognizing the Contributions of Ms.
74 Kassel was adopted.

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76 **D. Consideration of Resolution 2025-03, Recognizing the Contributions of Mr.
77 LeMenager**

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79 On MOTION by Mr. Leet seconded by Ms. Phillips, with all in
80 favor, Resolution 2025-03, Recognizing the Contributions of Mr.
81 LeMenager was adopted.

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85 **FOURTH ORDER OF BUSINESS** **Staff Reports**

86 **A. Landscaping: Benchmark Landscaping/United Land Services**

87 United Landscaping announced that maintenance has transitioned to bi-weekly mowing.
88 The deck height is set at 4.25 inches for St. Augustine grass and 3 inches for Bahia grass. Concerns
89 were raised regarding acorns and sycamore leaves, which will need to be cleared during the weeks
90 United Landscaping does not mow. Additionally, detailing work and shrub maintenance will be
91 carried out as part of the ongoing upkeep.

92 Rye seeds for the soccer field were applied on 11/21/24, taking advantage of cooler weather
93 conditions. Signs will be placed by district staff to inform residents, and United Landscaping will
94 begin mowing 25 days after the seeding. The irrigation system was inspected during the installation
95 of the seeds and will run continuously for the next 14 days to ensure proper watering.

96 One proposal for replacing dead plants at Bucklake and seeding will be presented by United
97 Landscaping at the next meeting, due to the election. Hazardous proposals will be presented at the
98 current meeting.

99 In terms of maintenance, United has replaced 22 Rainbird pop-up sprinkler heads.
100 Additionally, two valves are down at the west entrance, and a United technician will be on-site
101 Tuesday to replace them.

102 Mr. Lomasney presented two hazardous proposals identified during the field inspection.
103 One proposal concerns a tree on the corner of Harmony Golf Preserve, which the arborist suggests
104 may have been struck by lightning. United Landscaping is unable to remove the tree or stump
105 grind it.

106 Additionally, a proposal for planting a 45-gallon oak tree with a bubbler was presented to
107 the board for consideration.

108 A proposal for the removal of a dead palm tree by the pool at the same location was
109 presented. United Landscaping does not recommend replacing the tree but suggests removing it
110 and stump grinding. District staff will install pavers in its place. United noted that pool chemicals
111 are likely the cause of the tree's decline. Proposal #135717 has a total cost of \$745.00 for removal
112 and stump grinding.

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On MOTION by Mr. Leet seconded by Mr. Chokanis, with all in 115 favor, Benchmark Proposal #135717 in the amount of \$745.00 was 116 approved.

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118 Additionally, Proposal #135995, with a cost of \$3,480.00, concerns the removal of a dead
119 tree. An arborist report indicated only one green branch remains, and the tree will need to be
120 removed. Mr. Lomasney believes the cause of death is a lightning strike.

121 Mr. Leet inquired about the replacement tree in relation to the tight space. Mr. Lomasney
122 recommended that a smaller tree would be a better option for the area.

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124 On MOTION by Mr. Leet seconded by Ms. Phillips, with all in
125 favor, Benchmark Proposal #135995 in the amount of \$3,480.00
126 was approved.

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128 Mr. Chokanis asked why the tree didn't survive. Mr. Lomasney explained that he believes
129 the tree was struck by lightning, noting that it is rotting from the bottom up and will continue to
130 decay if left untreated.

131 Mr. Chokanis asked if the irrigation system would be adequate to support the new tree. Mr.
132 Lomasney confirmed that a plan was in place to ensure the tree would be properly irrigated.

133 Ms. Phillips inquired about the cost of the new tree and the removal. Mr. Lomasney
134 provided the cost details, which included the removal of the dead tree and the installation of a new
135 tree.

136 Mr. Leet explained the breakdown of the proposal.

137 Ms. Coronel raised a concern, asking if another company performed the work, would it
138 come with a warranty. Mr. Lomasney clarified that if the work is done by United Landscaping, it
139 would be covered by a warranty.

140 Mr. Lomasney then inquired who will be his point of contact on the board, as it was
141 previously Kerul. Ms. Coronel asked if this was an official role or her personal choice. Mr.
142 Lomasney explained that having a designated point of contact is helpful for reporting and
143 communication with the district.

144 Mr. Neal asked the board who would assume this role. Mr. Chokanis agreed to take on the
145 role, with Ms. Phillips serving as a backup.

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147 **B. Field Manager: Inframark**

148 **i. Monthly Report**

149 Mr. Neal informed the board that Mr. Pabon would not be present due to the flu.

150 Mr. Leet then asked if there were any questions regarding the field. Mr. Leet specifically
151 inquired about the status of pressure washing.

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C. District Engineer: Pegasus
i. Clay Brick Road Sidewalk Improvements Proposal
ii. Greenwood Alleyway

Mr. Neal informed the board that David Hamstra had a scheduling conflict and would present a proposal for clay brick at the next meeting.

Mr. Leet inquired if there were any outstanding issues regarding the Greenwood Alleyway.

C. District Counsel: Kutak Rock

Ms. John, district counsel representing Michael Eckert, addressed the board members regarding their duties. Ms. John explained that as public officers receiving public funds, board members must comply with Florida statutes. Ms. John emphasized the importance of filing required documents within 30 days.

Ms. John also reminded the board about the Sunshine Law, which they must adhere to, and noted that each member must complete 4 hours of ethics training. Since the board members are new, they will need to complete this training by next year, although it is late in the current year.

Ms. John assured the board that she would be available to answer any questions and would respond to emails.

Ms. John also mentioned she is working on a policy regarding the placement of signs at the entrance, which will be presented for review at the next board meeting.

E. District Manager: Inframark

Mr. Neal introduced a discussion regarding a potential field admin position. Mr. Neal stated that an additional person would be needed for the field staff, but there would be no cost to the board for this fiscal year.

FIFTH ORDER OF BUSINESS Business Items

A. Discussion of GOGov App Proposal

Mr. Neal clarified that regardless of the Go.gov app, another person would be brought in for the field staff. Mr. Neal will begin the process of hiring this additional staff member. Mr. Pabon will be the administrator for the Go.gov app.

Ms. Phillips asked where the funds for this would come from in the budget. Mr. Neal responded that it could be allocated from the reserve fund.

Ms. Coronel requested another meeting with Kevin for more information and to address any additional questions.

The GOGov App Proposal was tabled for further discussion.

189 **B. Discussion of Harmony Credit Card Limit Increase**

190 Mr. Neal requested an increase in the credit card limit from \$5,000 to \$10,000.

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On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, an increase in the credit card limit from \$5,000 to \$10,000 was approved.

196 **SIXTH ORDER OF BUSINESS Consent Agenda**

197 **A. Minutes for the October 24, 2024 Regular Meeting**

198 The minutes are included in the agenda package and available for public review on the
199 District’s website or in the District Office during normal business hours.

200 **B. Financial Statements (October 2024)**

201 The financial statements are included in the agenda package and available for public review
202 on the District’s website or in the District Office during normal business hours.

203 **C. Check Register #294**

204 The check register is included in the agenda package and available for public review on the
205 District’s website or in the District Office during normal business hours.

206 **D. Consideration of Motion Assigning Fund Balance for Fiscal Year 2024**

207 **E. Ratification of Audit Engagement Letter FY 2024**

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

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213 **SEVENTH ORDER OF BUSINESS Supervisor Requests**

214 Mr. Leet initiated a discussion regarding facility reservations, noting that a fee schedule had
215 been implemented and that the updated form has been posted on the website.

216 Mr. Leet stated that the complaint regarding the Christmas lights is an ROA (Resident Owners
217 Association) issue and that there is not much the CDD (Community Development District) can do
218 to address it.

219 Ms. Phillips inquired about the East Entrance fence and asked what actions the CDD would
220 take. Mr. Leet responded that there is not much more the CDD can do, but they will continue to
221 reach out to the county for assistance.

222 Mr. Neal stated that homeowners can contact the county directly to express their concerns and
223 be heard. Additionally, district management can send a letter to the county to follow up and see if
224 they are responsive to the issue.

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228 **EIGHTH ORDER OF BUSINESS** **Adjournment**

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On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in 231 favor, the meeting adjourned at 7:55 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman