

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, January 30, 2025, 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
Joellyn Phillips	Assistant Secretary

Also present,

Joseph Gonzalez	District Manager, Inframark
Michael Eckert	District Legal Counsel, Kutak Rock <i>(Via Phone)</i>
KubraMetin	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
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. Phillips, with all in favor, the agenda was adopted.
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THIRD ORDER OF BUSINESS Audience Comments

A resident expressed their satisfaction with the collaboration between United and Inframark in maintaining the lakes. The resident requested further cutbacks to improve lake access and emphasized the importance of ensuring that card access remains properly managed.

A resident mentioned that they are pleased with the meeting minutes and the lighting for the tower.

A resident expressed their satisfaction with the team's overall efforts.

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscaping

i. Consideration of United Landscaping Stump Grinding Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Land Services Stump Grinding Proposal was approved.

ii. Consideration of United Landscaping Removing Dead Shrubs Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Land Services Removing Dead Shrubs Proposal was approved.

iii. Consideration of United Landscaping Installing Sod Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Installing Sod Proposal was approved.

iv. Consideration of United Landscaping Installing Bahia Sod Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Installing of United Landscaping Installing Bahia Sod Proposal was approved.

v. Consideration of United Landscaping Removing Live Oak Trees Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Removing Live Oak Trees Proposal was approved.

vi. Consideration of United Landscaping Installing Game Cameras Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Installing Game Cameras Proposal was approved.

vii. Ratification of United Landscaping Main Line Repair Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Main Line Repair Proposal was ratified.

viii. Ratification of United Landscaping Main Line Repair at Dog Park Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Main Line Repair at Dog Park Proposal was ratified.

ix. Ratification of United Landscaping Main Line Repair at Dog Park #2 Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Main Line Repair at Dog Park #2 Proposal was ratified.

x. Ratification of United Landscaping Controller Replacement Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Controller Replacement Proposal was ratified.

B. Field Inspection Report

Mr. Pabon addressed the Board regarding concrete proposals, associated costs, and areas that present greater challenges than those outlined in the proposal. A resident's home was referenced as an example in the discussion.

Additionally, Mr. Pabon discussed Issue 18, stating that a machine is required to paint the pergola and the bat house. Mr. Pabon also noted that Issues 22 and 29 will be addressed simultaneously with Issue 18. Mr. Pabon confirmed that Issue 30 has been completed.

C. District Engineer

The Bucklake dock is in need of repairs, and the Board will be informed. Proposals will be gathered for the necessary repairs. Mr. Hamstra has requested the original plans from the county, which will be sent to vendors as a reference for proposals.

The permit for the garden shed has been officially approved.

Conservation areas will require increased monitoring.

Quotes are being obtained for jetting the sewer line for the Bucklake bathroom.

A proposal will be submitted for work to address clogged drains at the Swim Club.

Regarding the Clay Brick Road, a motion was made to accept Proposal 1143 for \$7,200 to install a ramp on the CDD side of the tunnel.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in favor, Proposal #1143 for \$7,200 to install a ramp on the CDD side of the tunnel was approved.

D. District Counsel

Ethics training for the previous year has been completed, and new Board members will take the training in 2026. Current Board members must complete their ethics training by December

31, 2025. The Board may want to hold off on training until after May, when the legislature concludes the 2025 legislative session.

The real estate records for Ingress/Egress Utility Tract B-1 and Ingress/Egress Utility Tract 2, which are over 20 years old, were poorly prepared. However, based on the December 2003 Corrective Deed for these tracts from Birchwood Acres to the CDD, it is more likely than not that the current adjacent landowner can engage in construction activities on the roadway.

The Board has the option to consult an easement expert; however, this would incur additional costs.

Counsel recommends engaging with property owners to better understand the proposed plans. A motion was made to accept the license fee range of \$100-\$500 and a removal deposit range of \$500-\$1,000 for tower signage for notice purposes only.

On MOTION by Mr. Leet seconded by Ms. Coronel, with all in favor, the license fee range of \$100-\$500 and a removal deposit range of \$500-\$1,000 for tower signage was approved.
[For Notice Purposes Only]

E. District Manager

Mr. Gonzalez reports the garden shed permit has been received, and District staff are coordinating with the manufacturer to schedule an installation date.

Regarding commercial no-parking signage, Mr. Gonzalez noted that the county was expected to attend the meeting; however, no representatives were present.

In response to resident concerns about parking regulations, Mr. Gonzalez clarified that the CDD does not have the authority to contact a towing company for the removal of vehicles from a county road. Following guidance from district counsel, the Board reached a consensus on this matter. If the towing company does not act on the complaint, the CDD cannot enforce fines or take further action.

FIFTH ORDER OF BUSINESS Business Items

A. Discussion on Meeting Location

The Board approved the new meeting location at Su Mesa Cafe.

On MOTION by Mr. Leet seconded by Ms. Coronel, with all in favor, the new meeting location, Su Mesa Café was approved.

B. Discussion on "No Commercial Vehicle Parking" Signs

This item was tabled.

SIXTH ORDER OF BUSINESS **Consent Agenda****A. Consideration of Minutes from December 19, 2024, Regular Meeting**

On MOTION by Mr. Leet seconded by Ms. Coronel, with all in favor, Minutes from December 19, 2024, Regular Meeting were approved.

B. Review of Financial Statements

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

C. Acceptance of Check Register #296

On MOTION by Mr. Leet seconded by Ms. Coronel, with all in favor, Check Register #296 was approved.

SEVENTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Phillips requested that the docks beyond Bucklake be cleaned up.

Ms. Phillips also expressed interest in adding more basketball courts.

Additionally, Ms. Phillips discussed Jungle Laser versus GoGov and requested that the next agenda include consideration of both options.

EIGHTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the meeting adjourned at 8:41 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman