

**MINUTES OF MEETING
HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Harmony West Community Development District held a Regular Meeting on December 15, 2022 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

Chris Tyree	Chair
William Fife	Vice Chair
Roger Van Auker	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Ashley Ligas (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:31 a.m. Mr. Tyree was elected at the Landowners’ Election and the Oath of Office was administered to him prior to this meeting.

Supervisors Tyree, Fife and Van Auker were present. Supervisors Wiggins and Bronson were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisors Robyn Bronson and Chris Tyree *(the following will be provided in a separate package)*

The Oath of Office will be administered to Ms. Bronson at a future meeting.

A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS**Consideration of Proposals/Agreements**

Mr. Rom recalled that an ongoing maintenance agreement for the canals was previously approved and stated three proposals were received for the initial canal cleanout.

A. Aquatic Weeds, Canal Clean Up Proposal

Mr. Rom presented a \$66,850 proposal from Aquatic Weeds to clean out the canals in two phases and remove tree underbrush. A mechanical harvester will be utilized to remove as much heavy vegetation as possible; vegetation will be removed to the shoreline and removal of the remaining vegetation is the homeowners' responsibility.

B. Lake Pros, LLC, Initial Clean-Up Agreement

- **Canal Maintenance Agreement**

Mr. Rom presented a \$4,550 proposal from Lake Pros, LLC to clean out the canals in two phases, via herbicide applications.

C. Southern Lakes Aquatic Management, LLC, Canal Clean Up Proposal

Mr. Rom presented a \$21,150 proposal from Southern Lakes Aquatic Management, LLC to clean out the canals, not including debris or tree removal.

Mr. Fife stated he discussed the scope of work with United Land and received an estimate of approximately \$3,000 for initial trail cleanup and \$900 for monthly maintenance, including mowing and trimming the trails, as needed.

Discussion ensued regarding the proposals, scopes of work and staging areas for debris removal and easement access.

On MOTION by Mr. Tyree and seconded by Mr. Van Auker, with all in favor, the Southern Lakes Aquatic Management, LLC proposal, in the annual amount of \$21,150, in substantial form pending aquatic removal map, and authorizing Staff to prepare an Addendum to the existing Agreement and for the Chair or Vice Chair to execute, was approved.

On MOTION by Mr. Tyree and seconded by Mr. Van Auker, with all in favor, authorizing Mr. Fife to negotiate a scope of work and Staff to prepare an Addendum to the existing United Land Agreement to include trail and shoreline cleanup, was approved.

FIFTH ORDER OF BUSINESS

Ratification Items

A. Acquisition Agreement

Mr. Rom presented the Acquisition Agreement for work product, executed by the Chair on December 8, 2022.

On MOTION by Mr. Tyree and seconded by Mr. Fife, with all in favor, the Acquisition Agreement, was ratified.

B. Acquisition of Phase 2A Utilities Improvements

Mr. Rom presented the Acquisition Agreement for Phase 2A Utilities Improvements, executed by the Chair on December 8, 2022.

On MOTION by Mr. Tyree and seconded by Mr. Fife, with all in favor, the Acquisition Agreement for Phase 2A Utilities Improvements, was ratified.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2022

Mr. Rom presented the Unaudited Financial Statements as of October 31, 2022.

On MOTION by Mr. Tyree and seconded by Mr. Fife, with all in favor, the Unaudited Financial Statements as of October 31, 2022, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of Minutes

Mr. Rom presented the following:

- A. November 17, 2022 Landowners' Meeting**
- B. November 17, 2022 Regular Meeting**

On MOTION by Mr. Tyree and seconded by Mr. Van Auken, with all in favor, the November 17, 2022 Landowners' and Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *KE Law Group, PLLC***

There was no report.

- B. District Engineer: *Poulos & Bennett, LLC***

There was no report.

- C. Field Operations Manager: *Association Solutions of Central Florida Inc.***

There was no report.

- D. District Manager: *Wrathell, Hunt and Associates, LLC***

There was no report.

- **NEXT MEETING DATE: January 19, 2023 at 10:30 A.M.**
 - **QUORUM CHECK**

The next meeting will be held on January 19, 2023, unless cancelled.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

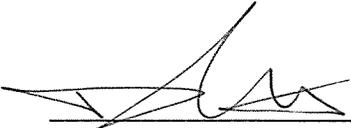
No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

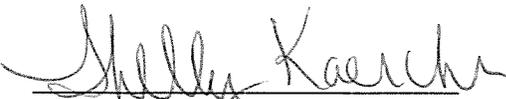
Adjournment

On MOTION by Mr. Tyree and seconded by Mr. Van Auker, with all in favor, the meeting adjourned at 10:47 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair