MINUTES OF MEETING
HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Harmony West Community Development District held a Regular Meeting on Monday, November 26, 2018 at 10:00 a.m., at Johnston's Surveying, Inc., 900 Shady Lane, Kissimmee, Florida 34744.

Present at the meeting were:

Richard Jerman	Chair
Denver Marlow	Vice Chair
Mark Hills	Assistant Secretary
John Kraynick	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
John Vericker (via telephone)	District Counsel
Mark Stehli	District Engineer

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:00 a.m. Supervisors Jerman, Marlow, Hills and Kraynick were present, person. One seat remained vacant.

SECOND ORDER OF BUSINESS **Public Comments**

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2019-01, Amending the General Fund Portion of the Budget for Fiscal Year 2018; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2019-01. The amendment was necessary because expenses exceeded budget. The amended budget is $98,595; the original budget was $77,690.

In response to a Board Member's question, Ms. Cerbone confirmed that the $15,000 "Petition fee – boundary expansion" expense was a one-time fee.

On MOTION by Mr. Hills and seconded by Mr. Marlow, with all in favor, Resolution 2019-01, Amending the General Fund Portion of the Budget for Fiscal Year 2018; and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Ratification of Amended Notice of Establishment**

A Board Member asked if ratifying the Amended Notice of Establishment is the last official act required to complete the process. Mr. Vericker stated that the Amended Notice of Establishment is related to the revised boundaries of the District and ratification acknowledges that, for the record. As to whether the issue was already recorded, Ms. Cerbone confirmed that it was recorded on November 1.

On MOTION by Mr. Marlow and seconded by Mr. Jerman, with all in favor, the Amended Notice of Establishment of the Harmony West Community Development District, was ratified.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2019-02, Electing Officers of the District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2019-02. Mr. Jerman nominated himself as Chair and Mr. Marlow as Vice Chair and the remaining slate of officers was unchanged. The slate of officers was as follows:

Chair	Richard Jerman
Vice Chair	Denver Marlow
Secretary	Craig Wrathell
Assistant Secretary	Jennifer Jerman
Assistant Secretary	Mark Hills
Assistant Secretary	John Kraynick

Assistant Secretary	Cindy Cerbone
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

On MOTION by Mr. Marlow and seconded by Mr. Hills, with all in favor, Resolution 2019-02, Electing Officers of the District and Providing for an Effective Date, as nominated, was adopted.

SIXTH ORDER OF BUSINESS **Approval of Unaudited Financial Statements as of October 31, 2018**

Mr. Jerman asked why the approximately $8 million total bond issue, forwarded by the District, was not reflected in the unaudited financials. Ms. Cerbone explained that the District's fixed assets are not reflected in the unaudited financials; however, a review of the audited statements will show the results of the bond fund being depleted and put towards "work in process" or "fixed assets"; the unaudited financials do not contain the full balance sheet. Mr. Jerman requested that Management add an additional schedule showing how much of the bond funds have been expended and how much is still available. Ms. Cerbone called attention to the $2,047,169 "Fund balances – ending" line item, on Page 4 of the unaudited financials, which reflects the remaining dollar amount that has not yet been requisitioned. Per Mr. Jerman, Ms. Cerbone would ask the Controller to create and add the schedule to the unaudited financials, which reflects the beginning balance of the bond issue, less expenses to show the remaining balance.

On MOTION by Mr. Hills and seconded by Mr. Marlow, with all in favor, the Unaudited Financial Statements as of October 31, 2018, were approved.

SEVENTH ORDER OF BUSINESS **Consideration of August 7, 2018 Public Hearing and Regular Meeting Minutes**

Ms. Cerbone presented the August 7, 2018 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Hills and seconded by Mr. Marlow, with all in favor, the August 7, 2018 Public Hearing and Regular Meeting Minutes, as presented, were approved.

EIGHTTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: *Straley Robin Vericker*

There being no report, the next item followed

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

There being no report, the next item followed.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: January 28, 2019 at 10:00 A.M.**

The next meeting will be held on January 28, 2019 at 10:00 a.m.

NINTH ORDER OF BUSINESS **Board Members' Comments/Requests**

Mr. Kraynick voiced his desire to resign from the Board effective today.

On MOTION by Mr. Marlow and seconded by Mr. Jerman, with all in favor, the resignation of Mr. John Kraynick, effective immediately, was accepted.

Ms. Cerbone reminded Mr. Kraynick that he must file Form 1F and provided him with a copy.

TENTH ORDER OF BUSINESS **Public Comments**

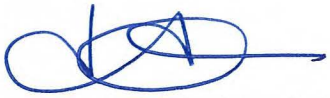
In response to Mr. Jerman's question regarding the meeting schedule, Ms. Cerbone stated that the full meeting schedule is advertised and meetings are cancelled, if not needed. The Chair and District Counsel are contacted to determine if a meeting is needed. Discussion ensued regarding the meeting schedule.

ELEVENTH ORDER OF BUSINESS **Adjournment**

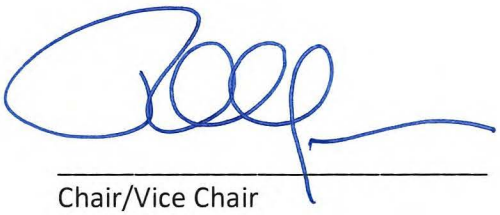
There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, the meeting adjourned at 10:10 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair