

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

The Board of Supervisors of the Harmony West Community Development District held a Regular Meeting on May 19, 2022 at 1:30 p.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

Chris Tyree
Robyn Bronson
Roger Van Auker

Chair
Assistant Secretary
Assistant Secretary

Also present were:

Cindy Cerbone
Daniel Rom
Jere Earlywine (via telephone)
Mark Hills

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Field Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 1:32 p.m. Supervisors Tyree, Bronson and Van Auker were present. Supervisors Fife and Wiggins were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Update: Results of Bio-Tech Consulting, Inc., January, 2022 Mitigation Monitoring

Mr. Rom stated the last monitoring event was in February; the actual Report will be prepared at the end of the calendar year.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-14, Approving Proposed Budget(s) for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Rom presented Resolution 2022-14. He reviewed the proposed Fiscal Year 2023 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reasons for any changes. Mr. Hills reviewed the “Field operations and maintenance” portion of the proposed Fiscal Year 2023 budget and discussed the increases and the reasons for the increases.

Ms. Cerbone discussed the on and off-roll assessments and explained that, as properties are sold, they would transition from off-roll to on-roll assessments; the timing of the transition depends upon when the Property Appraiser updates its records. Discussion ensued regarding the off-roll assessment amounts for which Forestar (USA) Real Estate Group, Inc. (Forestar) is responsible for in Fiscal Years 2022 and 2023.

Mr. Tyree questioned why Forestar’s off-roll assessment invoices are being sent to the Tampa office instead of the Orlando office. Going forward, invoices and other CDD-related documents should be sent to Mr. Tyree and Ms. Esperanza Maxon, at the Orlando office.

On MOTION by Ms. Tyree and seconded by Ms. Bronson, with all in favor, Resolution 2022-14, Approving Proposed Budget(s) for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 18, 2022 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-15, Amending Resolution 2022-10 to Re-Set the Date, Time, and Location of the Public Hearing on Imposing a Special Assessment

on Certain Property Within the District Generally Described as Harmony West Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, and Providing an Effective Date

Mr. Rom presented Resolution 2022-15.

On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor, Resolution 2022-15, Amending Resolution 2022-10 to Re-Set the Date, Time, and Location to June 16, 2022 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744 for the Public Hearing on Imposing a Special Assessment on Certain Property Within the District Generally Described as Harmony West Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2021 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-16, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021

Mr. Rom presented Resolution 2022-16.

On MOTION by Mr. Tyree and seconded by Ms. Bronson, with all in favor, Resolution 2022-16, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-17, Amending Resolution 2022-12 to Re-Set the Date, Time and Location of the Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2022-17.

On MOTION by Mr. Van Auker and seconded by Mr. Tyree, with all in favor, Resolution 2022-17, Amending Resolution 2022-12 to Re-Set the Date, Time and Location to June 16, 2022 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744 for the Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-18, Resetting the Date, Time and Location for a Landowners’ Meeting; Providing for Publication; Addressing Conflicts; Providing for an Effective Date

Mr. Rom presented Resolution 2022-18.

On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor, Resolution 2022-19, Resolution 2022-18, Resetting the Date, Time and Location for a Landowners’ Meeting to November 17, 2022 at 10:30 a.m., at 6830 Botanic Boulevard, Saint Cloud, Florida 34773; Providing for Publication; Addressing Conflicts; Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-19,
Amending the Annual Meeting Schedule
and Location for Fiscal Year 2021/2022**

Mr. Rom presented Resolution 2022-19.

**On MOTION by Mr. Van Auker and seconded by Mr. Tyree, with all in favor,
Resolution 2022-19, Amending the Annual Meeting Schedule and Location for
Fiscal Year 2021/2022, was adopted.**

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-20,
Amending the Annual Meeting Schedule
and Location for Fiscal Year 2022/2023**

Mr. Rom presented Resolution 2022-20. The following change was made to the Fiscal Year 2023 Meeting Schedule:

LOCATION: Change to "6830 Botanic Boulevard, Saint Cloud, Florida 34773"

**On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor,
Resolution 2022-20, Amending the Annual Meeting Schedule and Location for
Fiscal Year 2022/2023, as amended, was adopted.**

TWELFTH ORDER OF BUSINESS

Discussion: Landscape Maintenance RFP

Mr. Hills discussed ongoing issues with the landscaping and the worsening quality of the landscape maintenance contractor's work, despite meeting with them about the problems. He recommended seeking a new contractor via a Request for Proposals (RFP) for Landscape Maintenance Services.

Mr. Tyree agreed with Mr. Hills' opinion of the conditions.

Mr. Hills suggested instituting a regular fountain maintenance program and presented a proposal from Cascade Fountains for \$580 per quarter for quarterly fountain maintenance. Categorizing the expense and budgeting for it was discussed.

Discussion ensued regarding terminating the current contractor, other landscape contractors, the RFP timeline and possibly scheduling a Special Meeting to consider the RFP responses.

On MOTION by Mr. Van Auker and seconded by Ms. Bronson, with all in favor, the Landscape Maintenance Request for Proposals and authorizing Staff to advertise the RFP and to send a Termination Notice to the current landscape maintenance contractor, upon confirmation by Field Operations Manager, was approved.

Mr. Hills noted resident concerns about people wandering around a certain pond area, parking vehicles in the grass, cutting through and loitering in the area and asked if the CDD can install signage to deter these activities. Mr. Tyree replied affirmatively.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2022

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

Mr. Hills stated that the lighting to the palm trees at the entrance is not operational because the wiring needs to be repaired or rewired entirely. He would obtain quotes.

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

FOURTEENTH ORDER OF BUSINESS

Approval of April 21, 2022 Regular Meeting Minutes

Mr. Rom presented the April 21, 2022 Regular Meeting Minutes.

On MOTION by Ms. Bronson and seconded by Mr. Tyree, with all in favor, the April 21, 2022 Regular Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Earlywine stated the bond validation hearing is coming up and bond issuance is anticipated for September.

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*

- **NEXT MEETING DATE: June 16, 2022 at 10:30 A.M.**

- **QUORUM CHECK**

The next meeting will be held on June 16, 2022.

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Tyree and seconded by Ms. Bronson with all in favor, the meeting adjourned at 2:18 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair