

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

The Board of Supervisors of the Harmony West Community Development District held Multiple Public Hearings and a Regular Meeting on June 16, 2022 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

William (Bill) Fife	Vice Chair
Robyn Bronson	Assistant Secretary
Roger Van Auker (via telephone)	Assistant Secretary
John Wiggins	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Meredith Hammock	KE Law Group, PLLC
Marc Stehli (via telephone)	District Engineer
Cynthia Wilhelm (via telephone)	Nabors, Giblin & Nickerson, P.A.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:30 a.m. Supervisors Fife, Bronson and Wiggins were present. Supervisor Van Auker was present via telephone. Supervisor Tyree was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida

Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-21, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Harmony West Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Ms. Bronson and seconded by Mr. Wiggins, with all in favor, the Public Hearing was closed.

Mr. Rom presented Resolution 2022-21 and read the title.

On MOTION by Ms. Bronson and seconded by Mr. Wiggins, with all in favor, Resolution 2022-21, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Harmony West Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

The items occurred below.

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

The affidavit of publication and Mailed Notice were included for informational purposes.

C. Revised Master Engineer’s Report for Capital Improvements *(for informational purposes)*

The Revised Master Engineer’s Report was included for informational purposes.

Mr. Stehli noted that preparation of the Stormwater Wastewater Management Needs Analysis Report is underway.

Mr. Rom stated that, although the title says “Revised”, there were no changes to the Engineer’s Report since it was last presented.

D. Revised Master Special Assessment Methodology Report *(for informational purposes)*

Mr. Rom stated that, although the title says “Revised”, there were no changes to the Methodology Report since it was last presented.

E. Consideration of Resolution 2022-22, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing

Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

On MOTION by Mr. Wiggins and seconded by Ms. Bronson, with all in favor, the Public Hearing was opened.

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*

No members of the public spoke.

On MOTION by Ms. Bronson and seconded by Mr. Wiggins, with all in favor, the Public Hearing was closed.

- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

The Board, sitting as the Equalizing Board, made no changes.

Mr. Rom presented Resolution 2022-22 and read the title.

On MOTION by Mr. Wiggins and seconded by Ms. Bronson, with all in favor, Resolution 2022-22, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2022

Mr. Rom presented the Unaudited Financial Statements as of April 30, 2022.

On MOTION by Ms. Bronson and seconded by Mr. Wiggins, with all in favor, the Unaudited Financial Statements as of April 30, 2022, were accepted.

SIXTH ORDER OF BUSINESS

Approval of May 19, 2022 Regular Meeting Minutes

Mr. Rom presented the May 19, 2022 Regular Meeting Minutes.

On MOTION by Mr. Wiggins and seconded by Ms. Bronson, with all in favor, the May 19, 2022 Regular Meeting Minutes, as presented, were approved.

SEVENTH 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*

I. 373 Registered Voters in District as of April 15, 2022

II. UPCOMING MEETING DATES:

a. July 7, 2022 at 10:30 AM [Special Meeting]

Mr. Rom recalled the decision at the last meeting to terminate the landscape contractor, Down-To-Earth (DTE). The termination notice was sent and the 30-days is up on July 2, 2022. According to the Vice Chair, another landscape contractor is able to offer interim

services, while the Request for Proposals (RFP) responses are received and the contract is awarded and finalized.

On MOTION by Mr. Wiggins and seconded by Ms. Bronson, with all in favor, authorizing the Vice Chair and Staff to prepare and finalize a short-term Agreement with Commercial Companies for Interim Landscape Services from July 3 through July 31, 2022, and authorizing the Chair and Vice Chair to execute, was approved.

b. July 21, 2022 at 10:30 AM [Regular Meeting]

• QUORUM CHECK

The next meetings will be held on July 7, 2022 and July 21, 2022.

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS

Public Comments


There were no public comments.

TENTH ORDER OF BUSINESS

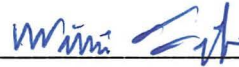
Adjournment

On MOTION by Mr. Wiggins and seconded by Ms. Bronson with all in favor, the meeting adjourned at 10:44 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair