

**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 August 18, 2022 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

John Chris Tyree	Chair
William Fife	Vice Chair
Robyn Bronson	Assistant Secretary
Roger Van Auker	Assistant Secretary
John Wiggins	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Ashley Ligas (via telephone)	KE Law Group, PLLC
Katie Ibarra (via telephone)	KE Law Group, PLLC
Ray Malave (via telephone)	District Engineer
Mark Hills	Field Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:30 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-23, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom presented the Proposed Fiscal Year 2023 budget and noted the changes in the “Field operations and maintenance” line item, on Page 2, and in the “Projected Fiscal Year 2023 Assessments” table, on Page 8. There was a net increase of \$13,648 in the Field Operations portion of the budget and the total assessment, per unit, is nearly identical, with an approximate \$2 difference for the 2018 area.

Ms. Cerbone stated it is important to note that the Board and Staff previously discussed the changes when the proposed Fiscal Year 2023 budget was presented and agreed that additional amounts would be added to the budget. At the time, the Board directed District Management to coordinate with Staff to solidify the amounts and include them in the Fiscal Year 2023 budget.

In response to a Board Member’s question, Mr. Rom stated that there are 620 on-roll units for 2018. Asked how many lots are left to close in the first Phase, Ms. Cerbone stated she would check the preliminary Truth in Millage (TRIM) information and provide an answer later in the meeting.

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

No members of the public spoke.

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

Mr. Rom presented Resolution 2022-23

On MOTION by Ms. Bronson and seconded by Mr. Wiggins, with all in favor, Resolution 2022-23, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

- C. Consideration of Resolution 2022-24, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom stated that this Resolution provides for the collection and enforcement of special assessments by the Tax Collector.

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

No members of the public spoke.

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

Mr. Rom presented Resolution 2022-24 and read the title.

On MOTION by Mr. Tyree and seconded by Mr. Van Auker, with all in favor, Resolution 2022-24, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2022/2023
Deficit Funding Agreement**

This item was removed from the agenda.

Ms. Cerbone recalled the discussion during the Third Order of Business regarding the number of lots left to close in the first Phase and stated that the number is 396, which was obtained from the County's late June or early July files.

SIXTH ORDER OF BUSINESS

**Ratification of United Land Services
Proposal for Additional Work (Installation
of Annuals)**

Mr. Rom presented the United Land Services Proposal.

On MOTION by Mr. Van Auker and seconded by Mr. Tyree, with all in favor, the United Land Services Proposal for Additional Work for the installation of annuals, in the amount of \$6,400, was ratified.

SEVENTH ORDER OF BUSINESS

**Ratification of 20-Year Stormwater
Management Needs Analysis Report**

Mr. Rom presented the 20-Year Stormwater Management Needs Analysis Report, which the District Engineer submitted by the June 30, 2022 due date.

On MOTION by Mr. Tyree and seconded by Mr. Van Auker, with all in favor, the 20-Year Stormwater Management Needs Analysis Report, was ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Sunscape Consulting Landscape Services Agreement

Mr. Rom presented the Sunscape Consulting (Sunscape) Landscape Services Agreement.

Mr. Fife stated SunScape is a third-party consultant that reviews the landscape contract and ensures that the contractor is doing everything that is in the contract and, given that the CDD has a \$300,000 landscaping budget for Fiscal Year 2023, he thought it might be beneficial to have an expert inspect the landscaping regularly and present a monthly report to the landscaper and the Board. Mr. Rom stated that this item was already budgeted.

Discussion ensued regarding the scope of work, inspection frequency, cost and whether a landscape consultant is needed at this time.

The Board decided to decline the services proposed by Sunscape.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2022

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

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

TENTH ORDER OF BUSINESS

Approval of Minutes

Mr. Rom presented the following:

- A. June 16, 2022 Public Hearings and Regular Meeting**
- B. July 7, 2022 Special Meeting**

On MOTION by Ms. Bronson and seconded by Mr. Tyree, with all in favor, the June 16, 2022 Public Hearings and Regular Meeting and July 7, 2022 Special Meeting Minutes, as presented, were approved.

ELEVENTH 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.*

Mr. Hills reported the following:

- Everything is dead around a pond in Hooded Crane. Debris will be removed next week.
- Over the next two weeks, the weeds will be sorted out by the contractor.

A Board Member stated that the contractor should be informed that he has 30 calendar days to resolve the issues.

- One palm at the front entrance died. It would cost \$5,700 to remove and replace it.

Mr. Rom presented a proposal from United Land Services to replace the dead palm tree.

On MOTION by Mr. Tyree and seconded by Mr. Wiggins, with all in favor, the United Land Services proposal for removal and replacement of a dead palm tree, in the amount of \$5,700, was approved.

A Board Member stated that a street sign was misspelled. The Property Appraiser spells it as S-A-R-U-S and the street sign is spelled S-A-U-R-U-S. Ms. Cerbone stated someone from Forestar should email Management regarding the misspelling and Staff will check the spelling and provide the appropriate document to the Property Appraiser to have the spelling updated.

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

Mr. Rom recalled that the Board previously approved a Resolution to change the meeting location to the Development but he was recently informed that the Clubhouse will not be ready. He asked if the Board is amenable to advertising its Fiscal Year 2023 Meeting Schedule with the current location as the meeting location, instead of at the Clubhouse.

The following change was made to the Fiscal Year 2023 Meeting Schedule:

LOCATION: Change to "Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744"

On MOTION by Mr. Tyree and seconded by Ms. Bronson, with all in favor, amending the Fiscal Year 2023 Meeting Schedule to change the meeting location, was approved.

- **NEXT MEETING DATE: September 15, 2022 at 10:30 A.M.**
 - **QUORUM CHECK**

The next meeting will be held on September 15, 2022, unless cancelled.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Ms. Bronson and seconded by Mr. Tyree, with all in favor, the meeting adjourned at 11:01 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair