

**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 18, 2023 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

Bill Fife	Vice Chair
Robyn Bronson	Assistant Secretary
Roger Van Auker	Assistant Secretary
John Wiggins	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Jere Earlywine (via telephone)	District Counsel
Mark Hills	Field Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:45 a.m. Supervisors Fife, Bronson, Wiggins and Van Auker were present in person. Supervisor Tyree was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-09, Approving the Proposed Budget for Fiscal Year 2023/2024 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 2023-09. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

The following changes were made to the proposed Fiscal Year 2023 budget:

Page 2, "Signage" line item: Decrease to \$3,500

Page 2, "Sign and wall" line item: Increase to \$7,000

On MOTION by Ms. Bronson and seconded by Mr. Wiggins, with all in favor, Resolution 2023-09, Approving the Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 17, 2023 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.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Mr. Rom presented Resolution 2023-10.

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, Resolution 2023-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Discussion: Tract Conveyances

This item was presented following the Sixth Order of Business.

SIXTH ORDER OF BUSINESS

Consideration of Amendment to Purchase and Sale Agreement Phase 2B

Mr. Earlywine presented the Amendment to Purchase and Sale Agreement related to Phase 2B.

On MOTION by Mr. Fife and seconded by Mr. Wiggins, with all in favor, the Amendment to Purchase and Sale Agreement Phase 2B, was approved.

▪ **Discussion: Tract Conveyances**

This item, previously the Fifth Order of Business, was presented out of order.

Mr. Fife discussed some conveyances/swaps between the HOA and CDD related to Phase 1 and possibly Phase 2. Once the final map is prepared, it will be given to Mr. Earlywine for review. Mr. Fife hopes to present this at the next meeting

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

Mr. Rom presented the Unaudited Financial Statements as of March 31, 2023.

Discussion ensued regarding an irrigation issue due to a damaged pipe; it will be repaired soon at the expense of the entity that damaged it.

On MOTION by Mr. Fife and seconded by Mr. Wiggins, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of April 20, 2023 Regular Meeting Minutes

Mr. Rom presented the April 20, 2023 Regular Meeting Minutes.

On MOTION by Mr. Wiggins and seconded by Ms. Bronson, with all in favor, the April 20, 2023 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Poulos & Bennett, LLC
- C. Field Operations Manager: Association Solutions of Central Florida, Inc.

There were no District Counsel, District Engineer or Field Operations Manager reports.

- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 672 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: June 15, 2023 at 10:30 A.M.
 - QUORUM CHECK

The next meeting will be June 15, 2023, unless cancelled.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comment

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Wiggins and seconded by Ms. Bronson, with all in favor, the meeting adjourned at 11:07 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair