

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

The Board of Supervisors of the Harmony West Community Development District held a Regular Meeting on April 18, 2024 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

Shelley Kaercher	Chair
Chris Tyree	Vice Chair
Ayden Williams	Assistant Secretary
Roger Van Auker	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Ashley Ligas (via telephone)	District Counsel
Mark Hills	Field Operations Manager
Dan Leet	Harmony CDD Board Member

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:31 a.m. Supervisors Kaercher, Tyree, Van Auker and Williams were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

Harmony CDD Board Member Dan Leet stated that, in 2018, Osceola County expanded the boundaries of the Harmony West CDD to include nearly all the natural wetland areas. He and other concerned Harmony CDD residents attended the County Commission meeting where the Ordinance was discussed and expressed their concern that the expansion would pose a risk to the trail facilities at the outer edge of the new Harmony West CDD boundaries. They were assured by the Commissioners and County Staff that the trails would continue being maintained. He discussed a part of the Planned Development that states that the trails and resident access extend to all residents of both CDDs and a Harmony West CDD Agreement Amendment that describes construction of new trail enhancements within Harmony West CDD and connection to the existing trail network in the Planned Development.

Mr. Leet stated that Harmony CDD residents were surprised by the demolition of three bridges that provide access to some of the trails. He acknowledged that one bridge was old and in poor condition and needed to be removed but he believes the other two were structurally sound and should not have been removed; one had damage but he thinks it was repairable.

Mr. Leet recalled discussion at the January Harmony West CDD meeting, when demolition was approved, about the HROA no longer maintaining the bridges. He thinks that is untrue and stated that a HROA Board Member told him that the HROA Board found the specific terms and fixed recurring costs to be unfavorable and expected to negotiate the terms with the Harmony West CDD. He recalled mention at the January meeting that the HROA asked for an update but that the Harmony West CDD did not do so and, in his opinion “acted unilaterally” on the matter. He acquiesced that, as the owner of the bridges, the Harmony West CDD has the right to demolish the bridges but opined that it is not what a “good neighbor” should do.

Mr. Leet questioned what can be done if the maintenance costs are not affordable to the HROA and suggested that the Harmony CDD could pay the Harmony West CDD for shared maintenance of the trails, which are used by residents of both CDDs. He plans to discuss this possibility with the Harmony CDD Board Members and hopes that the Interlocal Agreement can be amended to specifically cover the Buck Lane wetlands, trails, bridges and open natural areas.

Mr. Leet asked the Harmony West CDD Board to consider this.

Mr. Tyree expressed his understanding that the three bridges were not structurally sound. He stated Harmony West CDD is willing to consider a joint venture to possibly re-establish the bridges and maintain the trails. Regarding Buck Lake, he stated there is already an Agreement in place, which he thinks is effective. He asked for the Harmony CDD’s help to stop Harmony CDD residents from illegally hunting and from driving on Forestar’s property with ATVs.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 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 2024-04. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Discussion ensued regarding the \$400,000 budgeted to the “Future phases 2C-2E” line item, on Page 2.

Ms. Kaercher will assist with breaking out the \$400,000 to appropriate line items.

On MOTION by Ms. Kaercher and seconded by Mr. Tyree, with all in favor, Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on July 18, 2024 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 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Rom presented Resolution 2024-05. The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATE: Delete June

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Ratifying the Actions of the District Manager in Redesignating the Time for Landowners’ Meeting; Providing for Publication, Providing for an Effective Date

Mr. Rom presented Resolution 2024-06.

On MOTION by Ms. Kaercher and seconded by Mr. Tyree, with all in favor, Resolution 2024-06, Ratifying the Actions of the District Manager in Redesignating the Time for Landowners' Meeting to 1:00 p.m., on November 5, 2024 at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744; Providing for Publication, Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Ratification of Acquisition of Villages at Harmony Phases 2C & 2D Improvements

Mr. Rom stated that this relates to acquisition of utilities, roadways, surface water management and work product by the CDD from Forestar.

On MOTION by Mr. Tyree and seconded by Ms. Kaercher, with all in favor, acquisition of Villages at Harmony Phases 2C & 2D Improvements, was ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 29, 2024

Mr. Rom presented the Unaudited Financial Statements as of February 29, 2024.

On MOTION by Mr. Tyree and seconded by Ms. Kaercher, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of March 21, 2024 Regular Meeting Minutes

Mr. Rom presented the March 21, 2024 Regular Meeting Minutes. The following change was made:

Line 20: Delete entire line

Regarding a pool, Ms. Thomas stated that the money was received and the executed License Agreement was sent to Ms. Gallagher so pool construction will commence. The construction schedule was received.

On MOTION by Ms. Kaercher and seconded by Mr. Tyree, with all in favor, the March 21, 2024 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Poulos & Bennett, LLC

There were no District Counsel or District Engineer reports.

C. Field Operations Manager: Association Solutions of Central Florida, Inc.

Mr. Hills reported the following:

➤ Some trees are struggling and there is a problem with the new Sylvester palm, due to Toho limiting access to irrigation water.

➤ Toho shuts off the irrigation water supply five days a week and only turn it on from midnight to 10:00 a.m., and back on at 4:00 p.m., on the days that it is available. This schedule makes it difficult to check the system and also does not allow enough time to water everything.

➤ Per Toho, this is the new, permanent schedule of availability; the impact is already being seen with deteriorating grass, trees and other landscaping.

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

• **NEXT MEETING DATE: May 16, 2024 at 10:30 AM**

○ **QUORUM CHECK**

The May and June, 2024 meetings will probably be cancelled and the next meeting will likely be July 18, 2024.

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 Ms. Kaercher and seconded by Mr. Tyree, with all in favor, the meeting adjourned at 11:50 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair