

Harmony West Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://harmonywestcdd.net/>

April 9, 2026

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Harmony West Community Development District

Dear Board Members:

The Board of Supervisors of the Harmony West Community Development District will hold a Regular Meeting on April 16, 2026 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Fourth Supplemental Engineer’s Report
4. Presentation of Fourth Supplemental Special Assessment Methodology Report
5. Consideration of Resolution 2026-01, [Delegated Authority to Issue Series 2026 Bonds]
6. Consideration of Resolution 2026-02, Setting Forth the Specific Terms of the District’s Bonds; Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date
7. Consideration of Issuer’s Counsel Documents
 - A. True-Up Agreement
 - B. Completion Agreement
 - C. Collateral Assignment Agreement
 - D. Disclosure of Public Finance
 - E. Notice of Special Assessments
 - F. Declaration of Consent

8. Consideration of Resolution 2026-03, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
9. Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
10. Consideration of Resolution 2026-05, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Osceola County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
11. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank
 - A. Consideration of Resolution 2026-06, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024
12. Consideration of Resolution 2026-07, to Designate Date, Time and Place of a Public Hearing to Consider a Lake and Trespass Rule; Providing for Interim Use and Enforcement; Authorizing Publication; and Providing an Effective Date
 - Buck Lake Launch Dock
13. Consideration of Project Completion Resolutions
 - A. Series 2018
 - I. Resolution 2026-08, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring Certain Project Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date
 - B. Series 2023
 - I. Resolution 2026-09, Recognizing Satisfaction of Contributions for Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date
 - II. Resolution 2026-10, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring Certain Project Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date

Board of Supervisors
 Harmony West Community Development District
 April 16, 2026, Regular Meeting Agenda

- 18. Discussion/Consideration: Buck Lake Related Items
 - A. March 20, 2025 Buck Lake Committee Meeting Minutes
 - B. Bio-Tech Consulting Inc. Proposal No. 26-676 for Environmental Services
 - C. Cost Details

- 19. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026

- 20. Ratification Items
 - A. United Land Services Proposals
 - I. #221059 [Damaged Plant Material from Car] with Report
 - II. #218589 [Sod Installation]
 - B. Allsmiths Services Estimate No. 2338 [Fence Painting]
 - C. Letter to South Florida Water Management District Regarding Permit No. 49-102288-P [The Villages at Harmony Phases 1C and 1D]

- 21. Acceptance of Unaudited Financial Statements as of February 28, 2026

- 22. Approval of August 14, 2025 Public Hearings and Regular Meeting Minutes

- 23. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Pape-Dawson and Consulting Engineers, LLC*
 - C. Field Operations Manager: *Association Solutions of Central Florida, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: May 21, 2026 at 10:30 AM

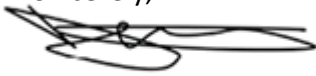
- QUORUM CHECK

SEAT 1	SHELLEY KAERCHER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	CHRIS TYREE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KATHLEEN MYERS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	KOLTON BENSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ROGER VAN AUKER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

24. Board Members' Comments/Requests
25. Public Comment
26. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me or Raymond Passaro directly at (561) 571-0010.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS & STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT CODE: 866 4977