

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

The Board of Supervisors of the Harmony West Community Development District held a Regular Meeting on February 22, 2021 at 10:00 a.m., at Johnston’s Surveying, Inc., 900 Shady Lane, Kissimmee, Florida 34744.

Present were:

Richard Jerman	Chair
John “Chris” Tyree	Assistant Secretary
Alex Madison	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC
Vivek Babbar (via telephone)	District Counsel
Jere Earlywine (via telephone)	Hopping, Green, & Sams
Courtney Potter	Forestar
Robyn Bronson	Forestar
Roger Van Auker	Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:00 a.m. She noted that the Oath of Office was administered to Supervisor Madison before the meeting. Supervisors Richard Jerman, Tyree and Madison were present. Supervisors Marlow and Jennifer Jerman were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2021-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date

Ms. Cerbone presented Resolution 2021-01 and recapped the Landowners’ Election results, as follows:

Seat 3	Alex Madison	979 Votes	Four-year Term
Seat 4	Jennifer Jerman	978 Votes	Two-year Term
Seat 5	Denver Marlow	979 Votes	Four-year Term

On MOTION by Mr. Tyree and seconded by Mr. Jerman, with all in favor, Resolution 2021-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consider Resignations of Supervisors

Ms. Cerbone presented resignation letters from Ms. Jennifer Jerman and Mr. Denver Marlow, from Seats 4 and 5, respectively, both dated February 2, 2021.

On MOTION by Mr. Tyree and seconded by Mr. Madison with all in favor, the resignations of Ms. Jennifer Jerman and Mr. Denver Marlow, from Seats 4 and 5, respectively, dated February 2, 2021, were accepted.

FIFTH ORDER OF BUSINESS

Consider Appointment of Supervisors

Mr. Tyree nominated Ms. Courtney Potter to fill the unexpired term of Seat 4. No other nominations were made.

On MOTION by Mr. Jerman and seconded by Mr. Madison with all in favor, the appointment of Ms. Courtney Potter to Seat 4, term expires November 2022, was approved.

Mr. Tyree nominated Mr. Roger Van Auker to fill the unexpired term of Seat 5. No other nominations were made.

On MOTION by Mr. Madison and seconded by Mr. Jerman with all in favor, the appointment of Mr. Roger Van Auker to Seat 5, term expires November 2024, was approved.

SIXTH ORDER OF BUSINESS

Administration of Oath of Office to Newly Appointed Supervisors *(the following to be provided in a separate package)*

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Courtney Potter and Mr. Roger Van Auker.

▪ **Acceptance of Resignation of Supervisor Richard Jerman, Seat 1**

This item was an addition to the agenda.

Ms. Cerbone presented Mr. Richard Jerman’s resignation letter.

On MOTION by Mr. Madison and seconded by Mr. Tyree with all in favor, the resignation of Mr. Richard Jerman, from Seat 1, was accepted.

Mr. Tyree nominated Ms. Robyn Bronson to fill the unexpired term of Seat 1. No other nominations were made.

On MOTION by Mr. Van Auker and seconded by Ms. Potter with all in favor, the appointment of Ms. Robyn Bronson to Seat 1, term expires November 2022, was approved.

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Robyn Bronson.

Ms. Cerbone explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**

D. Form 8B – Memorandum of Voting Conflict

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Harmony West Community Development District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2021-02.

Mr. Madison nominated Mr. Tyree for Chair. No other nominations were made.

On MOTION by Ms. Potter and seconded by Ms. Bronson, with all in favor, the appointment of Mr. Tyree as Chair, was approved.

Mr. Tyree nominated the remainder of the slate of officers, as follows:

- | | |
|---------------------|-----------------|
| Chair | Chris Tyree |
| Vice Chair | Alex Madison |
| Secretary | Craig Wrathell |
| Assistant Secretary | Courtney Potter |
| Assistant Secretary | Robyn Bronson |
| Assistant Secretary | Roger Van Auker |
| Assistant Secretary | Cindy Cerbone |
| Assistant Secretary | Daniel Rom |
| Treasurer | Craig Wrathell |
| Assistant Treasurer | Jeff Pinder |

No other nominations were made.

On MOTION by Mr. Tyree and seconded by Mr. Madison, with all in favor, Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Harmony West Community Development District, as nominated, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2020, Prepared by Berger, Toombs, Elam, Gaines & Frank

Ms. Cerbone presented the Audited Financial Report for Fiscal Year Ended September 30, 2020. There were no findings, irregularities or instances of noncompliance; it was a clean audit.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020

Ms. Cerbone presented Resolution 2021-03.

On MOTION by Mr. Tyree and seconded by Mr. Madison, with all in favor, Resolution 2021-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020, was adopted.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2021

Ms. Cerbone presented the Unaudited Financial Statements as of January 31, 2021.

On MOTION by Mr. Madison and seconded by Mr. Tyree, with all in favor, the Unaudited Financial Statements as of January 31, 2021, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

- A. August 24, 2020 Telephonic Public Hearings and Regular Meeting**
- B. November 3, 2020 Landowners' Meeting**

Ms. Cerbone presented the August 24, 2020 Telephonic Public Hearings and Regular Meeting and the November 3, 2020 Landowners' Meeting Minutes.

On MOTION by Mr. Tyree and seconded by Mr. Madison, with all in favor, the August 24, 2020 Telephonic Public Hearings and Regular Meeting and the November 3, 2020 Landowners' Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: *Straley Robin Vericker***

There being no report, the next item followed.

B. District Engineer: *Poulos & Bennett, LLC*

There being no report, the next item followed.

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

There being no report, the next item followed.

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

Ms. Cerbone stated there was interest in amending the existing meeting schedule.

The following changes were made to the Fiscal Year 2021 Meeting Schedule:

DATE: Change dates to the third Thursday of the month.

TIME: Change "10:00 AM" to "1:30 PM"

On MOTION by Mr. Van Auker and seconded by Mr. Madison, the Fiscal Year 2021 Meeting Schedule, amended as discussed, was approved.

Ms. Cerbone distributed copies of the Buck Lake Cost Share Agreement. Discussion ensued regarding the need for a Board Member to serve on the Buck Lake Committee, along with a representative from Harmony CDD. Mr. Tyree stated he would serve on the committee. Discussion ensued regarding the committee, cost sharing with Harmony CDD and how much to budget for lake maintenance since Harmony West CDD is partially responsible for maintenance. Ms. Cerbone stated that she would contact the Management Company to facilitate a meeting and copy Mr. Tyree.

- **NEXT MEETING DATE: March 22, 2021 at 10:00 A.M.**
- **QUORUM CHECK**

Pursuant to the amended Fiscal Year 2021 Meeting Schedule just approved, the next meeting will be held on March 18, 2021 at 1:00 p.m., rather than on the date and time listed above. The March meeting may be cancelled if not necessary.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS


Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Madison and seconded by Mr. Tyree with all in favor, the meeting adjourned at 10:40 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair