

HARMONY WEST

COMMUNITY DEVELOPMENT

DISTRICT

January 18, 2024

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

January 11, 2024

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 January 18, 2024 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. Acceptance of Resignation of Bill Fife [Seat 3]
4. Consider Appointment of Ayden Williams to Fill Unexpired Term of Seat 3; *Term Expires November 2024*
 - Administration of Oath of Office to Appointed Supervisor
5. Acceptance of Resignation of Robyn Bronson [Seat 1]
6. Consider Appointment of Shelly Kaercher to Fill Unexpired Term of Seat 1; *Term Expires November 2026*
 - Administration of Oath of Office to Appointed Supervisor
7. Consideration of Resolution 2024-01, Appointing and Removing Officers of the District and Providing for an Effective Date
8. Discussion: New CDD Areas and Walking Bridges on Property
 - A. Consideration of Allsmiths Services Estimate No. 2224 for Harmony Walking Trail Bridge #1 Removal
9. Discussion: Gate/Lock Installation on Butterfly Trail
10. Consideration of Pool Approval [2668 Swooping Swallow]
11. Update: 2940 Hooded Crane Cove - Completion of Dock

12. Ratification of United Land Services Items
 - A. Proposal #51889 (Remove and Replace Pallets of St. Aug. Along Main Blvd)
 - B. Contract 67917 Work Order Summary (Replace Dead Sylvester Palm on Sarus Crane Point Center Island)
13. Consideration of Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement
14. Consideration of Resolution 2024-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Osceola County Supervisor of Elections Begin Conducting 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
15. Consideration of Resolution 2024-03, Designating a Date, Time, and Location for Landowners’ Meeting; Providing for Publication, Providing for an Effective Date
16. Acceptance of Unaudited Financial Statements as of November 30, 2023
17. Approval of August 17, 2023, Public Hearings and Regular Meeting Minutes
18. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - Update: Required Ethics Training
 - B. District Engineer: *Poulos & Bennett, LLC*
 - C. Field Operations Manager: *Association Solutions of Central Florida, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 15, 2024 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	AYDEN WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4		<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

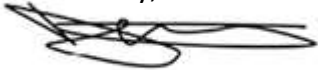
19. Board Members’ Comments/Requests

20. Public Comment

21. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS & STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT CODE: 528 064 2804

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

3

NOTICE OF TENDER OF RESIGNATION

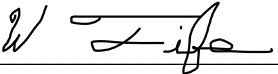
To: Board of Supervisors
Harmony West Community Development
District Attn: Wrathell, Hunt and Associates,
LLC 2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: **William Fife**
Printed Name

Date: **December 27, 2023**

I hereby tender my resignation as a member of the Board of Supervisors of *Harmony West Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and [] faxed to 561-571-0013 or [] scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.



Signature


HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

5

NOTICE OF TENDER OF RESIGNATION


To: Board of Supervisors
Harmony West Community Development District
Attn: Daniel Rom, District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: 
Printed Name

Date: 1.18.2024
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Harmony West Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and personally presented at a duly noticed meeting of the Board of Supervisors, scanned and electronically transmitted to gillyardd@whhassociates.com or faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.


Signature

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Harmony West Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to appoint and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are appointed as Officer(s) of the District effective January 18, 2024:

- _____ is appointed Chair
- _____ is appointed Vice Chair
- _____ is appointed Assistant Secretary
- _____ is appointed Assistant Secretary
- _____ is appointed Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of January 18, 2024:

- | | |
|----------------------|----------------------------|
| <u>John Wiggins</u> | <u>Assistant Secretary</u> |
| <u>Bill Fife</u> | <u>Vice Chair</u> |
| <u>Robyn Bronson</u> | <u>Assistant Secretary</u> |

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Daniel Rom is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 18TH DAY OF JANUARY, 2024.

ATTEST:

**HARMONY WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

8

Daniel Rom

From: Bill Fife <WilliamFife@forestar.com>
Sent: Thursday, November 02, 2023 10:50 AM
To: Daniel Rom; Cindy Cerbone
Cc: info myhoasolution.com
Subject: For Harmony West
Attachments: Bridge 1.jpg; bridge 2.jpg; bridge 3.jpg; bridge 3a.jpg

Are we meeting for Harmony West this month? If so, can you please add “new CDD areas and walking bridges on property” to the agenda to discuss. Map below, and pics of the three bridges attached.



Elliott Bronson Memorial Hwy

485

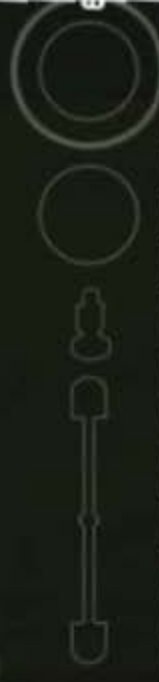
Bridge 3

Bridge 1

Bridge 2

Dark Sky Dr

Google Earth











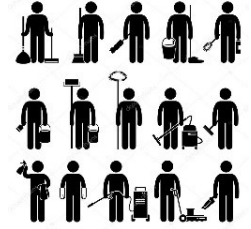
HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

8A

ESTIMATE

Allsmiths Services
3960 Hickory Tree Rd
Saint Cloud, FL 34772

allsmiths.info@gmail.com
+1 (321) 246-4534



HWE Harmony West CDD

Bill to

Harmony West CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Ship to

Harmony West CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Estimate details

Estimate no.: 2224
Estimate date: 12/04/2023
Expiration date: 12/15/2023

#	Date	Product or service	SKU	Amount
1.		Maintenance Harmony Walking Trail bridge #1 removal, as per Mark Hills - Dismantle entire bridge structure due to decay and damage - Dispose of all materials/debris MATERIALS AND LABOR		\$2,100.00

Total **\$2,100.00**

Note to customer

We appreciate your business. Please find your estimate details here.
Feel free to contact us if you have any questions.

Have a great day!
Allsmiths Services

Expiry date 12/15/2023

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

9

Daniel Rom

From: Daniel Rom
Sent: Friday, November 17, 2023 3:56 PM

Subject: RE: Harmony West

Hi Emily,

My name is Daniel Rom and I am the District Manager for Harmony West CDD. Thank you for your questions. I've included my colleague Kristen Thomas and also the CDD Field Ops Mgr, Mark Hills. Also, apologies for the late cancellation of the meeting. Please see responses below in bold.

1. Are we trying to be golf cart friendly in the future? Would be nice to start heading that direction as well as making the speed limit 25 on the main road, the speeding is a bit rough there.
Botanic Blvd is designed as a 4 lane divided road for both Harmony West residents and people that live along Old Melbourne Hwy to the north. The county set the speed limit for that type of road. That type of road also keeps Harmony West from getting certified as a golf cart community through Osceola County, as golf carts can not travel on 4 lane divided hwy roads.
2. Can we improve butterfly trail? Someone has taken full cars back there and made huge holes, making it too muddy to walk / bike that area and my family loves that it connects to main harmony so we're sad about this. **The Harmony West CDD was just deeded the lands where Butterfly Trail is located only a few months ago. Discussion of the trails are already planned for the next CDD meeting as we start to evaluate the condition of the trails we received.**
3. On harmony main's side of butterfly trail they have a gate that is locked but can be open for regular sized vehicles and just a 4ft hole for bikes/walkers - I think this needs to be implemented on harmony west side to stop big vehicles entering and ruining the walking area once fixed. **It can be looked into. The gas company may have to give permission as they have an easement over the entire Butterfly Trail**
4. The small dog park in osprey cove has too wide of a fence, my 12lb poodle can run out of it lol - harmony main has a wire fence on theirs to prevent this and I think we need to consider something like that to fix the issue. **We can look into it. This is the first I have heard of this issue. @Mark – please review and we can discuss after Thanksgiving.**
5. There are a lot of sprinkler water stains at the entrance of 192 and osprey cove. I saw harmony main pressure washing their stains recently. Would love to see that with ours and maybe add a sealant to try and prevent it a bit longer next time. **The Osprey Cove monument was recently pressure washed to help to remove some of the iron stains. Unfortunately some of the walking paths are permanently stained due to the iron heavy water coming for the well.**

Thanks,

Daniel Rom
District Manager
Wrathell, Hunt and Associates, LLC
Phone: 561.571.0010
Toll Free: 877.276.0889
Fax: 561.571.0013

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

10

Harmony West Homeowners Association

c/o Association Solutions, 811 Mabbette Street, Kissimmee, FL 34741
Telephone Number: 407-847-2280 Email Address: info@myhoasolution.com
Website: www.myhoasolution.com

December 28, 2023

Kimberly Ann Gallagher, Peter James
Gallagher
2668 Swooping Sparrow Drive
St Cloud FL 34773
United States

Re: 2668 Swooping Sparrow Drive

Approval For Pool and Deck Installation within Your Fenced In Yard

Dear Kimberly Ann Gallagher, Peter James Gallagher

Harmony West Homeowners Association has approved your above request as set out below:

To install an in-ground pool and paved deck in your fully fenced in back yard, as per your attached application, but ensuring that you adhere to all the conditions listed in this letter and the attached Community Standard pages.

IMPORTANT: If your contractor needs access to your lot via the Harmony CDD land at the back of your yard, you must contact Harmony West CDD to obtain their written approval prior to work commencing

Approval by the community means you can proceed with the request you submitted, subject to any conditions noted below:

Pool equipment must be out of view.

Project cannot be wider than your home.

Please ensure that the project does not cause drainage issues for yourselves or your neighbors.

The project must be in compliance and remain in compliance with all County and State Safety and Building Codes.

You must obtain written permission from neighboring homes if you need to access their lots.

Our approval is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the project.

Please be aware that you are responsible for contacting the appropriate utility companies, if you are carrying out any type of digging. You are also responsible for any applicable County/City permits.

Once your project is completed, please send a photo of the completed project to info@myhoasolution.com. Please title your email Project Completed – “*your property address*”. This will finalize your approval process.

Thank you for your cooperation in submitting this request.

Sincerely

On behalf of Harmony West Homeowners Association

3.43 Security Lighting

Security lights mounted on the home are permitted under the following conditions: Homeowner shall obtain and pay for all permits if required by local authority having jurisdiction. Security lights shall be of the simple lamp holder type and not a decorative luminary. Mount holder to the metal soffit under the eave or rake on the roof. Wall mounting not permitted. Maximum of two lamps per holder in any one location. Maximum of four locations on home. Maximum wattage per lamp shall be 150 incandescent. Lamps shall be aimed so as not to illuminate neighbor's homes. Lights shall be turned on by means of a motion detector or other security breach detector. Security Lights may not be left on throughout the night. Homeowner may have to remove if the lighting becomes a nuisance to neighboring properties. Lights cannot bleed into neighbor's yard. Security cameras are permitted, however, they cannot be pointed onto a neighboring property.

3.44 Signs and Flags

No sign, flag, banner, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part of Harmony West, including without limitation, any Home or Lot, that is visible from the outside; provided, however, any Owner may display in a respectful manner one (1) portable, removable United States flag or official flag of the State of Florida and one (1) portable, removable official flag of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Any such permitted flags may not exceed four and one-half feet (4') by six feet (6').

3.45 Solar Heating Equipment

The addition of any solar heating equipment must be reviewed and approved by the ARB. Solar heating equipment may not be visible from the front of the home.

3.46 Sports Equipment

No recreational, playground or sports equipment shall be installed or placed within or about any portion of Harmony West without prior written consent of the ARB. No basketball backboards, skateboard ramps, or play structures will be permitted without the prior written approval by the ARB. Tree platforms of a similar nature shall not be constructed on any part of a Lot. Rules and Regulations governing basketball hoops may be adopted by the Association from time to time.

3.47 Swimming Pools, Spas, Whirlpools, and Hot Tubs

No above ground pools shall be permitted. All in-ground pools, Hot tubs, spas and appurtenances installed shall require the prior written approval of the ARB. Pools with fiberglass shells are prohibited. The design must incorporate, at a minimum, the following: (I) the composition of the material must be thoroughly tested and accepted by the industry for such construction; (ii) any swimming pool constructed on any Lot shall have an elevation at the top of the pool of not over two feet (2') above the natural grade unless approved by the ARB; (iii) pool cages must be of a design, color and material approved by the ARB; and (IV) pool cages shall in no event be higher than the roof line of the Home. Pool cages shall not extend beyond the sides of the Home. All pools shall be adequately maintained and chlorinated (or cleaned with similar

treatment). Under no circumstances may chlorinated water be discharged onto other Owners' lawns, the community streets, or into any water bodies within Harmony West or adjoining properties.

3.48 Substances and Fuel

No flammable, combustible or explosive fuel, fluid, chemical, hazardous waste, or substance shall be kept on any portion of Harmony West or within any Home or Lot, except those which are required for normal household use. All propane tanks and bottled gas for household and/or pool purposes (excluding barbecue grill tanks) must be installed underground or in a manner to be screened from view by landscaping or other materials approved by the ARB.

3.49 Temporary Storage Containers

Only one POD unit or other temporary storage containers are allowed at a residence no longer than 10 days and must not be placed where it interferes with the sidewalk or roadway. Residents wishing to have a temporary storage container must notify the Management Company when the container will arrive and be picked up. Extensions to the 10-day period will be considered on a case by case basis.

3.50 Temporary Structures

No structure of a temporary character, trailer, tent, or other building is permitted. Pop-up Canvas type tents or gazebos are permitted only when in use (for events, parties, gatherings) and may not be stored in yards. Residents wishing to have a temporary structure must notify the Management Company when the structure will arrive and be picked up.

3.51 Towing

Subject to applicable laws and ordinances, any vehicle parked in violation of these and other restrictions contained herein or in the Rules and Regulations may be towed by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding fourteen (14) day period.

3.52 Trailers

Trailers (flat bed, horse, motorcycle, boat, RVs, etc.) are not permitted in public view in Harmony West. Trailers must be stored in garages and garages must remain closed.

3.53 Trampolines

Trampolines require ARB approval. They must be placed within the boundary of the two side walls of the home, located in the rear of a home, must have a fenced yard, and must not be visible from any street.

3.54 Trespassing

Architectural Review Application

Name: Kimberly

Phone: 7722090685

Email: kimgal82@comcast.net

Home Type: Single Family Home

Today's Date: 12/05/23

Community: Harmony West

Property Address: 2668 Swooping Sparrow Dr

Project Type: Swimming Pool/Spa/Hot Tub

Info Required #1: Please attach a full scope of work from the Contractor. This Scope of Work/ Proposal must supply all information showing type, measurements, drawings and all other relevant information. Your Contractor must be licensed and insured as per the requirements of the State of Florida.



Contractors Proposal



Example Screen Image

Info Required #2: Please attached your Property Survey clearly marking where your Swimming Pool will be constructed. All Markings need to be clearly marked with Extensions.



Marked Survey

Info Required #3: Please provide an explanation of the Swimming Pool Project that will be taking Place:

Last year, I lost my right leg due to an accident at the elementary school where I was a first-grade teacher. This pool will have equipment for me to continue my physical and emotional therapy. This small pool will have equipment for strengthening my arm and leg muscles. It will also provide a device where I can swim in place.

6808
C K

From: Kimberly Gallagher <kimgal82@icloud.com>
Sent: Thursday, October 12, 2023 11:14 AM
To: info myhoasolution.com
Subject: Pool

Follow Up Flag: Follow up
Flag Status: Completed

My name is Kim Gallagher, and I live at 2668 Swooping Sparrow Drive in Harmony West. I lost my leg due to an accident at the elementary school where I taught. When my husband and I purchased our home, we were told that I could install a pool that I need for therapy. Since we moved in, a fence was installed by the developer along our property line and Botanic. I am having pool installers come out to give me a quote, and was told that there isn't enough room for a bulldozer to access the backyard by going down the sides of the house. If the pool company has to use a smaller piece of equipment, it will increase the cost by \$10,000. Therefore, I am asking permission for a fence company to remove and reinstall two pieces of fence and one post. Enclosed are pictures of the survey and of the actual fence. Thank you for your consideration and look forward to hearing from you soon. Sincerely, Kim Gallagher.

By signing this document I acknowledge that projects cannot be started until I have received an Approval. We have 30 days to respond with an Approval or Denial from the date that this document has been e-signed and returned. Failure to not provide correct information or require extra information will reset the 30 day response period. Please check with your local County if Permits are required. Any Projects not completed within 90 days of Approval will need to reapply for approval.

Sign Here:

Kimberly A Gallagher

Kimberly A Gallagher (Dec 5, 2023 22:51 EST)














ARC - Swimming Pool 2668 Swooping Sparrow

Final Audit Report

2023-12-06

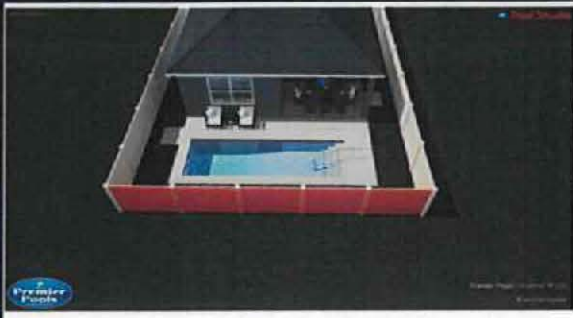
Created:	2023-11-17
By:	Heidi Adler (Heidi@myhoasolution.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoZrGMnUK-gg2jcvTVwbKPh8jWX1ykYsY

"ARC - Swimming Pool 2668 Swooping Sparrow" History

-  Document created by Heidi Adler (Heidi@myhoasolution.com)
2023-11-17 - 8:00:49 PM GMT- IP address: 71.43.5.178
-  Document emailed to kimgal82@comcast.net for signature
2023-11-17 - 8:01:41 PM GMT
-  Email viewed by kimgal82@comcast.net
2023-11-27 - 3:31:58 AM GMT- IP address: 96.118.137.226
-  New document URL requested by kimgal82@comcast.net
2023-11-27 - 3:32:02 AM GMT- IP address: 70.126.160.158
-  New document URL requested by kimgal82@comcast.net
2023-11-29 - 7:45:42 PM GMT- IP address: 216.82.55.15
-  Email viewed by kimgal82@comcast.net
2023-11-29 - 8:11:01 PM GMT- IP address: 96.117.87.88
-  Signer kimgal82@comcast.net entered name at signing as Kimberly A Gallagher
2023-12-06 - 3:57:02 AM GMT- IP address: 70.126.160.158
-  Kimberly A Gallagher (kimgal82@comcast.net) uploaded the following supporting documents:
 -  Contractors Proposal
 -  Example Screen Image
 -  Marked Survey2023-12-06 - 3:57:04 AM GMT
-  Document e-signed by Kimberly A Gallagher (kimgal82@comcast.net)
Signature Date: 2023-12-06 - 3:57:04 AM GMT - Time Source: server- IP address: 70.126.160.158
-  Agreement completed.
2023-12-06 - 3:57:04 AM GMT



The Difference is in the Details



Clients Name	Kim Gallagher
Address	2668 Swooping Sparrow Dr
City, Zip	St Cloud, FL 34773
Home Phone #	
Cell Phone #	772-209-0685
Email	kinga82@comcast.net
Lot #	Lot 62
Subdivision	Villages of Harmony PH-2A
Designer	Gabriel Willis
Proposal Date	11/29/2023

Standard Options Included With Every Pool Package

- | | |
|--|--|
| <ul style="list-style-type: none"> Standard Depth 3' to 5' All plans & drawings All necessary permits Removal of sod from pool & deck site with normal grading Dewatering with 7 yard allowance for rock Steel reinforced shell engineered for pool requirements Hayward 12v White LED Pool Light (3 yr warranty) One skimmer, 2 Paramount SDX main drains & 3 returns Pool deck (2 yr settling warranty on paver deck) 6 X 6 waterline tile (2 yr warranty) | <ul style="list-style-type: none"> Hayward 200 Cartridge Filter (3 yr warranty) Inline chlorinator / erosion feeder Hayward MaxFlo Variable Speed Pump (3 yr warranty) Electrical hook up with pre-wire service (within 30 feet) One set shallow end steps and deep end swimout bench Universal Mini Pebble pool interior (10 yr warranty) Standard pool maintenance kit Complete job site cleanup & sidewalk repair (if necessary) Initial start up with owner instructions (Pool School) Lifetime structural shell & underground plumbing warranty |
|--|--|

Options Included with Pool Quote

<input checked="" type="checkbox"/> Pool Dimensions: 24.4x8 Pool Area: 195	<input checked="" type="checkbox"/> Deck Dimensions: 14.5x29.9 Deck Area: 255
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> 65LF of Base 6x6 Tile <input checked="" type="checkbox"/> 1 bubbler on Top Step <input checked="" type="checkbox"/> 1 umbrella Sleeve on top step <input checked="" type="checkbox"/> 4 Work out anchors around pool <input checked="" type="checkbox"/> 1 set of Work out bands for the anchors <input checked="" type="checkbox"/> 1415F of Paint only existing Lanai Deck <input checked="" type="checkbox"/> 255SF of Texture and deck around Pool <input checked="" type="checkbox"/> 65LF of Cantilever Pool coping <input checked="" type="checkbox"/> 59LF of Standard Deck Footer <input checked="" type="checkbox"/> 30LF of Standard Deck Drainage between house and pool <input checked="" type="checkbox"/> ECO Floor Jet System with 3 heads <input checked="" type="checkbox"/> Tier 3 Wetedge pebble interior with Lifetime Warranty <input checked="" type="checkbox"/> 24LF of Child Safety Fence <input checked="" type="checkbox"/> 2 battery Powered Window Alarms 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> One @ 5' 2 bend Deck to Step Railing <input checked="" type="checkbox"/> 1 remove & Replace section of fence for access to backyard <input checked="" type="checkbox"/> Cut and cap Irrigation only <input checked="" type="checkbox"/> Upgraded Standard LED light To Color <input checked="" type="checkbox"/> 183LF of Tan Vinyl Fence installed <input checked="" type="checkbox"/> 2 @ 72" Self Closing Gates one on each side of the house <input checked="" type="checkbox"/> Stand alone 40k Salt Cell <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

NOTES:

- _____ Does not include raised beams, retaining walls or turndowns for yard elevations unless specified above.
- _____ Does not include special grading and/or land fill considerations
- _____ Does not include cost related to or connection fees for gas heaters or fire features
- _____ Does not include landscaping, stump/tree removal, sod replacement, irrigation cut-cap or repair and re-routing of irrigation
- _____ Homeowner will be responsible for obtaining HOA/ARB approval prior to commencement of construction of pool
- _____ Homeowner will be responsible for cost related & coordination to A/C removal in access path with A/C company if required

By signing below owner accepts proposal & request a Contract for construction of new pool to be executed between Premier Pools of Central Florida, Inc. and homeowner

Total Investment: \$ 79,880.00
 End of Year Discount \$ 12,780.00
 Net Investment: \$ 67,100.00

This Quote Will Expire On 12/6/2023

PREMIER POOLS
PREMIER POOLS


**Premier
Pools**
Of Central Florida, Inc.



OF CENTRAL FLORIDA, INC.
WWW.PREMIERPOOLSOFCENTRALFL.COM

artistic conception

 Pool Studio



Premier Pools | *Gabriel Willis*

Kim Gallagher

artistic conception


 Pool Studio



Premier Pools | *Gabriel Willis*

Kim Gallagher

artistic conception

 Pool Studio



Premier Pools | *Gabriel Willis*

Kim Gallagher

artistic conception

Pool Studio



Premier Pools | Gabriel Willis
Kim Gallagher

artistic conception

Pool Studio



Premier Pools | *Gabriel Willis*

Kim Gallagher



The Difference is in the Details



Clients Name	Kim Gallagher
Address	2668 Swooping Sparrow Dr
City, Zip	St Cloud, FL 34773
Home Phone #	
Cell Phone #	772-209-0685
Email	kinga82@comcast.net
Lot #	Lot 62
Subdivision	Villages of Harmony PH-2A
Designer	Gabriel Willis
Proposal Date	11/29/2023

Standard Options Included With Every Pool Package

- | | |
|--|--|
| <ul style="list-style-type: none"> Standard Depth 3' to 5' All plans & drawings All necessary permits Removal of sod from pool & deck site with normal grading Dewatering with 7 yard allowance for rock Steel reinforced shell engineered for pool requirements Hayward 12v White LED Pool Light (3 yr warranty) One skimmer, 2 Paramount SDX main drains & 3 returns Pool deck (2 yr settling warranty on paver deck) 6 X 6 waterline tile (2 yr warranty) | <ul style="list-style-type: none"> Hayward 200 Cartridge Filter (3 yr warranty) Inline chlorinator / erosion feeder Hayward MaxFlo Variable Speed Pump (3 yr warranty) Electrical hook up with pre-wire service (within 30 feet) One set shallow end steps and deep end swimout bench Universal Mini Pebble pool interior (10 yr warranty) Standard pool maintenance kit Complete job site cleanup & sidewalk repair (if necessary) Initial start up with owner Instructions (Pool School) Lifetime structural shell & underground plumbing warranty |
|--|--|

Options Included with Pool Quote

<table border="1"> <tr> <td>Pool Dimensions:</td> <td>24.4x8</td> </tr> <tr> <td>Pool Area:</td> <td>195</td> </tr> </table>	Pool Dimensions:	24.4x8	Pool Area:	195	<table border="1"> <tr> <td>Deck Dimensions:</td> <td>14.5x29.9</td> </tr> <tr> <td>Deck Area:</td> <td>255</td> </tr> </table>	Deck Dimensions:	14.5x29.9	Deck Area:	255
Pool Dimensions:	24.4x8								
Pool Area:	195								
Deck Dimensions:	14.5x29.9								
Deck Area:	255								
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> 65LF of Base 6x6 Tile <input checked="" type="checkbox"/> 1 bubbler on Top Step <input checked="" type="checkbox"/> 1 umbrella Sleeve on top step <input checked="" type="checkbox"/> 4 Work out anchors around pool <input checked="" type="checkbox"/> 1 set of Work out bands for the anchors <input checked="" type="checkbox"/> 141SF of Paint only existing Lanai Deck <input checked="" type="checkbox"/> 255SF of Texture and deck around Pool <input checked="" type="checkbox"/> 65LF of Cantilever Pool coping <input checked="" type="checkbox"/> 59LF of Standard Deck Footer <input checked="" type="checkbox"/> 30LF of Standard Deck Drainage between house and pool <input checked="" type="checkbox"/> ECO Floor Jet System with 3 heads <input checked="" type="checkbox"/> Tier 3 Wetedge pebble interior with Lifetime Warranty <input checked="" type="checkbox"/> 24LF of Child Safety Fence <input checked="" type="checkbox"/> 2 battery Powered Window Alarms 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> One @ 5' 2 bend Deck to Step Railing <input checked="" type="checkbox"/> 1 remove & Replace section of fence for access to backyard <input checked="" type="checkbox"/> Cut and cap Irrigation only <input checked="" type="checkbox"/> Upgraded Standard LED light To Color <input checked="" type="checkbox"/> 183LF of Tan Vinyl Fence installed <input checked="" type="checkbox"/> 2 @ 72" Self Closing Gatesone on each side of the house <input checked="" type="checkbox"/> Stand alone 40k Salt Cell <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 								

NOTES:

- _____ Does not include raised beams, retaining walls or turndowns for yard elevations unless specified above.
- _____ Does not include special grading and/or land fill considerations
- _____ Does not include cost related to or connection fees for gas heaters or fire features
- _____ Does not include landscaping, stump/tree removal, sod replacement, irrigation cut-cap or repair and re-routing of irrigation
- _____ Homeowner will be responsible for obtaining HOA/ARB approval prior to commencement of construction of pool
- _____ Homeowner will be responsible for cost related & coordination to A/C removal in access path with A/C company if required

By signing below owner accepts proposal & request a Contract for construction of new pool to be executed between Premier Pools of Central Florida, Inc. and homeowner

Total Investment:	\$	79,880.00
End of Year Discount:	\$	12,780.00
Net Investment:	\$	67,100.00

X _____

This Quote Will Expire On 12/6/2023

This quote is subject to a property inspection to verify if a turndown or a raised beam may be required at customers expense.

*Trademark Premier Pools of Central Florida • 4572 N. Palmetto Avenue • Winter Park, Florida 32792 • 407-696-4744

Certified Residential Pool Contractor License # CPC056822



artistic conception

 Pool Studio



Premier Pools | *Gabriel Willis*
Kim Gallagher

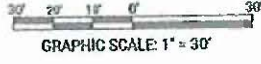
artistic conception

Pool Studio



Premier Pools | *Gabriel Willis*
Kim Gallagher

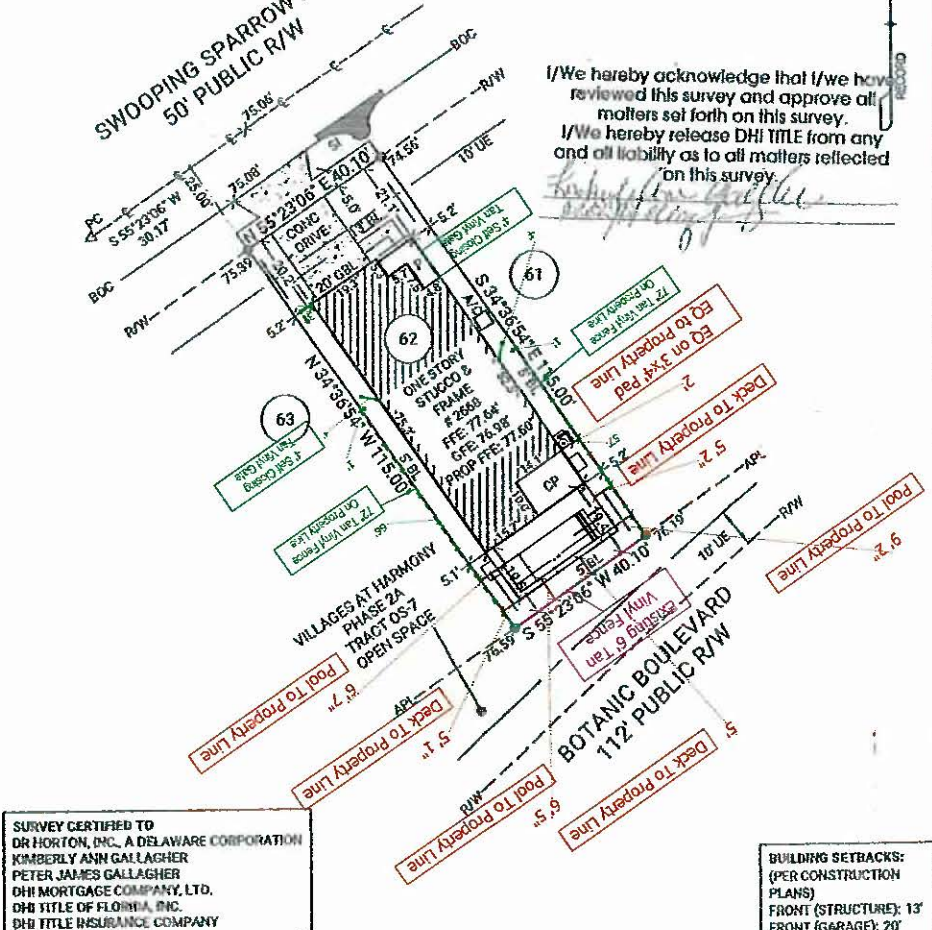
ADDRESS: 2668 SWOOPING SPARROW DRIVE
 BEING LOT 62 ACCORDING TO THE PLAT OF VILLAGES AT HARMONY PH: 2A,
 RECORDED IN PLAT BOOK 32, PGS 144-153 OF THE PUBLIC RECORD OF GEORGIA
 COUNTY, FLORIDA.
 AREA: 4,612 S.F. - 0.106 ACRES



SWOOPING SPARROW DRIVE
 50' PUBLIC R/W

I/We hereby acknowledge that I/we have reviewed this survey and approve all matters set forth on this survey.
 I/We hereby release DHI TITLE from any and all liability as to all matters reflected on this survey.

Kimberly Ann Gallagher



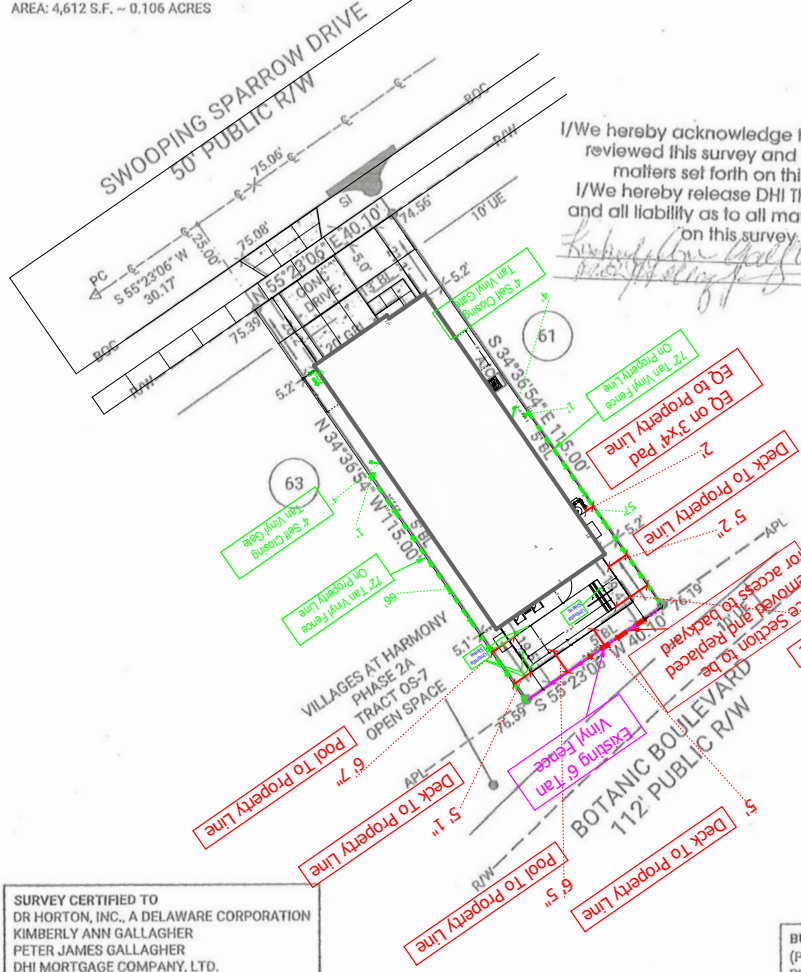
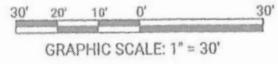
SURVEY CERTIFIED TO
 DR HORTON, INC. A DELAWARE CORPORATION
 KIMBERLY ANN GALLAGHER
 PETER JAMES GALLAGHER
 DHI MORTGAGE COMPANY, LTD.
 DHI TITLE OF FLORIDA, INC.
 DHI TITLE INSURANCE COMPANY

BUILDING SETBACKS:
 (PER CONSTRUCTION PLANS)
 FRONT (STRUCTURE): 13'
 FRONT (GARAGE): 20'
 FRONT (PORCH): 5'
 SIDE: 5'
 CORNER (STRUCTURE): 10'
 CORNER (PORCH): 5'
 REAR: 5'

- GENERAL NOTES**
- Bearings shown hereon are based on the Plat provided to Carter and Clark.
 - Elevations shown hereon are based on the construction plans provided to Carter and Clark. Vertical Datum: NAVD 88.
 - This property lies within flood zone "X" according to FEMA FIRMA# 12097C02050, effective on 06/18/2013.
 - This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

PT	Point of Tangency	PCD	Prop Conc Drive	GSL	Garage Building Line	○	Rebar to be set
SI	Stormwater Inlet	CP	Covered Patio	BL	Building Line	⊙	Set Rebar (L.B.#075)
PC	Point of Curvature	GF	Garage Floor Elevation	R/W	Right of Way	⊗	Found Rebar (L.B.#064)
A/C	Air Conditioning	DE	Drainage Easement	SF	Square Feet	△	Found Mag Nail (L.B.#944)
CONC	Concrete	UE	Utility Easement	APL	Approximate Property Line	↯	Not To Scale
P	Porch	PROP	Proposed	B/C	Back of Curb	— —	Drainage Pipe
PAT	Patio						

ADDRESS: 2668 SWOOPING SPARROW DRIVE
 BEING LOT 62 ACCORDING TO THE PLAT OF VILLAGES AT HARMONY PH: 2A,
 RECORDED IN PLAT BOOK 32, PG'S 148-153 OF THE PUBLIC RECORD OF OSCEOLA
 COUNTY, FLORIDA.
 AREA: 4,612 S.F. ~ 0.106 ACRES



I/We hereby acknowledge that I/we have reviewed this survey and approve all matters set forth on this survey.
 I/We hereby release DHI TITLE from any and all liability as to all matters reflected on this survey.
Kimberly Ann Gallagher
Peter James Gallagher

SURVEY CERTIFIED TO
 DR HORTON, INC., A DELAWARE CORPORATION
 KIMBERLY ANN GALLAGHER
 PETER JAMES GALLAGHER
 DHI MORTGAGE COMPANY, LTD.
 DHI TITLE OF FLORIDA, INC.
 DHI TITLE INSURANCE COMPANY

BUILDING SETBACKS:
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 CORNER (PORCH): 5'
 REAR: 5'

- GENERAL NOTES**
- * Bearings shown hereon are based on the Plat provided to Carter and Clark.
 - * Elevations shown hereon are based on the construction plans provided to Carter and Clark. Vertical Datum: NAVD 88.
 - * This property lies within flood zone "X" according to FEMA FIRM# 12097C0285G, effective on 06/18/2013.
 - * This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

PT	Point of Tangency	PCD	Prop Conc Drive	GBL	Garage Building Line	○	Rebar to be set
SI	Stormwater Inlet	CP	Covered Patio	BL	Building Line	⊙	Sat Rebar (LB#8075)
PC	Point of Curvature	GFE	Garage Floor Elevation	R/W	Right of Way	⊗	Found Rebar (LB#0966)
A/C	Air Conditioning	DE	Drainage Easement	SF	Square Feet	△	Found Mag Nail (LB#0966)
CONC	Concrete	UE	Utility Easement	APL	Approximate Property Line	↖	Not To Scale
P	Porch	PROPP	Proposed	BOC	Back of Curb	— —	Drainage Flow
PAT	Patio						



HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

11

From: [Paul Negron](#)
To: kathleen.myers.15@gmail.com; [Daniel Rom](#)
Cc: [Marc Stehli](#); info@myhoasolution.com
Subject: Re: Harmony West - Myers Recorded Dock Agreement
Date: Wednesday, September 20, 2023 3:16:39 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)

Hello all,

The dock appears to be within limits of the agreement. Did not see any issues.

If anything else is needed, please let us know.

Thanks.

Paul Negron
Poulos & Bennett, LLC.

On Sep 19, 2023, at 11:11 AM, Paul Negron <pnegron@poulosandbennett.com> wrote:

*Updated to provide correct email address for whhasociates 😊

From: Paul Negron
Sent: Tuesday, September 19, 2023 11:08 AM
To: 'kathleen.myers.15@gmail.com' <kathleen.myers.15@gmail.com>
Cc: Marc Stehli (MStehli@poulosandbennett.com) <MStehli@poulosandbennett.com>; 'romd@whhasociates.com' <romd@whhasociates.com>; 'info@myhoasolution.com' <info@myhoasolution.com>
Subject: RE: Harmony West - Myers Recorded Dock Agreement

Hello Kathleen,

I'm working with our Engineering team on this and can accommodate this review on-site at 3pm.

Let us know if you need anything further,

Thanks.

Paul J. Negrón
<[image001.png](#)>

2602 E. Livingston St.
Orlando, FL 32803
Office: 407.487.2594
Cell: 407.405.7996
Fax: 407.289.5280
www.poulosandbennett.com

<image002.jpg>
[Follow us on Facebook](#)

<image003.jpg>
[Connect with us on LinkedIn](#)

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From: Kathleen Myers [<mailto:kathleen.myers.15@gmail.com>]

Sent: Tuesday, September 19, 2023 7:39 AM

To: info myhoasolution.com <info@myhoasolution.com>

Cc: Daniel Rom <romd@whhassociates.com>; Marc Stehli
<MStehli@poulosandbennett.com>

Subject: Re: Harmony West - Myers Recorded Dock Agreement

Morning all,

I just returned to town myself and also have quite a full schedule. But I could make the Wednesday/tomorrow between 3-4pm work if that's still available?

Next week I have a conference that I think would preclude me from the other dates.

-Kathy

Sent from my iPhone

On Sep 18, 2023, at 4:04 PM, info myhoasolution.com
<info@myhoasolution.com> wrote:

Hi Marc and Kathy,

I am sorry I am struggling at the moment for time (So many meetings booked) I could do Wednesday afternoon between 3 pm. and 4 p.m., otherwise it has to be next week 26th or 27th anything up til 2 p.m. then meetings after that time

Mark

Please note Our Office Hours are Changing, as of August 14th, 2023, our New Hours will be Monday through Friday 8 a.m. to 4 p.m.

<image002.png>

From: Daniel Rom <romd@whhassociates.com>
Sent: Friday, September 15, 2023 5:18 PM
To: Marc Stehli <MStehli@poulosandbennett.com>; info myhoasolution.com <info@myhoasolution.com>
Cc: Kathy Myers <kathleen.myers.15@gmail.com>
Subject: RE: Harmony West - Myers Recorded Dock Agreement

Thank you, Kathy. Marc and Mark – can you please set a date/time to inspect the dock to ensure it complies with the agreement? Kathy requested she be present during the inspection just to ensure any questions can be answered.

P.S. Marc - Kathy is very nice and professional, otherwise I wouldn't have copied her on this email. :)

Thanks,

Daniel Rom
District Manager
Wrathell, Hunt and Associates, LLC
Phone: 561.571.0010
Toll Free: 877.276.0889
Fax: 561.571.0013
Cell: 561.909.7930
E-Mail: romd@whhassociates.com

Mailing Address (for all payments sent via US Mail):
P.O. Box 810036
Boca Raton, FL 33481

Physical Address (for all payments sent via express services):

2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: Kathy Myers <kathleen.myers.15@gmail.com>
Sent: Wednesday, September 13, 2023 8:58 PM
To: Daniel Rom <romd@whhassociates.com>
Subject: Re: Harmony West - Myers Recorded Dock Agreement

Thank you so much for sending me my copy of the recorded document(s).

I'm happy to report that the dock is now complete and I'd like to schedule a Final Dock Inspection with whomever from the CDD is responsible for that.

The address is:

2940 Hooded Crane Cove
St. Cloud FL 34773

I would ask that they schedule a time for the inspection as we would like to be present for the inspection. We'll make ourselves available to his/her schedule.

Thanks again for your partnership in helping to get this to be 'reality'. I absolutely love it!!

--Kathy
540-533-2450

On Fri, Aug 25, 2023 at 3:27 PM Daniel Rom <romd@whhassociates.com> wrote:

Hi Kathy,

Attached please find a recorded copy of the Dock Agreement. At the bottom of each page is a note of the record. Please let me know of any questions. Have fun with the dock!

Thanks,

Daniel Rom
District Manager
Wrathell, Hunt and Associates, LLC
Phone: 561.571.0010
Toll Free: 877.276.0889

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

12A



Remove and Replace 5 Pallets of St Aug.

Date 8/23/2023
Customer Harmony West CDD | 2300 Glades Road, Suite 410W | Boca Raton, FL 33431
Property Harmony West CDD | Botanic Blvd & Adler Rd | St Cloud, FL 34773
PO #

Remove and Replace 5 pallets of St. Aug. along the main BLVD

Default Group

Property Improvements

Table with 5 columns: Items, Quantity, Unit, Price/Unit, Price. Rows include Demo / Site Prep, Labor - Landscaping, St Augustine Sod (Pallet), and Debris Removal.

Property Improvements: \$2,165.64

PROJECT TOTAL: \$2,165.64

Terms & Conditions

By [Signature]

Randy Preston

Date 8/23/2023

United Land Services

By [Signature]

Date 8/23/23

Harmony West CDD

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

12B



November 30, 2023
Harmony West CDD

Contract No. - 67917

Sarus Crane Point center island, replace dead Sylvester Palm.



ITEM	QTY	UNIT PRICE	TOTAL PRICE
Sylvester Palm 18' - 20'ct	1.00	\$6,300.00	\$6,300.00
Tree Removal & Equipment Rental	1.00	\$2,050.00	\$2,050.00
Tree Stakes- Installed	1.00	\$100.00	\$100.00
Irrigation Adjustment	1.00	\$100.00	\$100.00
			\$8,550.00

WORK ORDER SUMMARY

Contract No. - 67917

Harmony West CDD

November 30, 2023

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$8,550.00
	\$0.00	\$8,550.00

Sale	\$8,550.00
Sales Tax	\$0.00
Total	\$8,550.00

By Beth Roehrick
Beth Roehrick

Date 11/30/2023

United Land Services

By W. West

Date 12/20/2023

Harmony West CDD

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

13

EMMA® Filing Assistance Software as a Service License Agreement

This EMMA Filing Assistance Software as a Service License Agreement (this "**Agreement**") is entered into by and between the **Harmony West Community Development District** (the "**District**") on behalf of itself, its Dissemination Agent and all other Obligated Persons as defined in the District's outstanding Continuing Disclosure Agreements (collectively, the "**Licensee**"), and Disclosure Technology Services, LLC, a Delaware limited liability company ("**DTS**" or the "**Licensor**"). This Agreement shall be effective as of last day executed below ("**Effective Date**").

NOW, THEREFORE, for good and adequate consideration, the sufficiency of which is hereby acknowledged, the parties have agreed as follows:

The District is, or may in the future be, a party to one or more Continuing Disclosure Agreements (the "**CDAs**") in connection with the issuance of bonds or other debt obligations. Pursuant to the CDAs, the District and the other Obligated Persons named therein are, or will be, obligated to file certain Annual Reports, Quarterly Reports and Listed Event filings (as such terms are defined in the CDAs) electronically through the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("**EMMA**") system website within the time periods specified in the CDAs.

Subject to the payment of the fees provided for in "Exhibit A: Fee Schedule" attached hereto and the terms and conditions provided for in the "EMMA® Filing Assistance Software End User License Agreement" located at , both of which are hereby incorporated by reference into this Agreement, the Licensor hereby (i) grants to Licensee a non-exclusive, non-transferable, non-sublicensable, limited license and right to access and use the DTS Portal ("**Portal**") for the purposes provided for herein. The Portal is configured to provide annual and quarterly notices of reporting deadlines prior to the applicable Annual Filing Date(s) and Quarterly Filing Date(s) set forth in the CDAs (the "**Services**").

As part of the notices provided by the Portal, links to access to the Portal will be made delivered to the District and other Obligated Persons annually and quarterly, as applicable, via email, which will allow for the District and other Obligated Persons to input the information required for the Annual Reports (excluding the Audited Financial Statements) and the Quarterly Reports under the CDAs, respectively, into a reportable format (collectively, the "**Formatted Information**"). Notwithstanding this provision or failure to provide such Formatted Information or any Services, the District, and its Dissemination Agent, if any, will remain responsible for filing the Formatted Information with EMMA on or before the deadlines provided for in the CDAs. The Portal shall not include any links for Listed Events as defined in the CDAs and all EMMA reporting obligations shall remain the sole obligations of the District and the Obligated Persons as set forth in the CDAs if and when a Listed Events report needs to be filed.

This Agreement shall commence on the Effective Date and continue through September 30 of the year in which this Agreement is executed, and thereafter, shall renew for additional one year terms (based on the District's fiscal year, which ends September 30) so long as the District is obligated under any CDAs. Either party may terminate this Agreement upon thirty days prior written notice to the other party hereto. Any fees paid prior to termination shall be considered earned and non-refundable and the Licensor may adjust the fees hereunder upon thirty days prior written notice to Licensee. Upon the termination of this Agreement, Licensee shall immediately discontinue use of the Portal. Licensee's obligations according to the provisions of this Agreement prior to termination shall survive termination of this Agreement. This Agreement is also subject to the terms set forth in **Exhibit B**.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date below written.

Harmony West Community Development District

Disclosure Technology Services, LLC

By: _____

By:  _____

Print: _____

Print: Michael Klurman

Title: _____

Title: Vice President

Date: _____

Date: 01-02-2024 _____

Exhibit A – Fee Schedule

Annual License Fee:

1. \$1000 per annum for all bond issuances to be issued by the District.

Exhibit B – CDD Addendum

The following terms apply notwithstanding any other provision of the Agreement (including but not limited to any of the terms incorporated therein from other documents):

PUBLIC RECORDS. DTS understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, DTS agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. DTS acknowledges that the designated public records custodian for the District is the District's Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, DTS shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if DTS does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in DTS's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by DTS, DTS shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DTS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DTS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, Craig Wrathell, Wrathell, Hunt & Associates, 2300 Glades Road, 33431

LIMITATIONS ON LIABILITY. Nothing in the Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SCRUTINIZED COMPANIES. DTS certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If DTS is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-VERIFY. DTS shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, DTS shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the DTS has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the DTS represents that no public employer has terminated a contract with the DTS under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

14

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING 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

WHEREAS, the Harmony West Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Osceola County, Florida; and

WHEREAS, the Board of Supervisors ("Board") of Harmony West Community Development District seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Osceola County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("General Election").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARMONY WESTCOMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Ayden Williams and Seat 5, currently held by Roger Van Auker, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November, 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 18TH DAY OF JANUARY, 2024.

**HARMONY WESTCOMMUNITY DEVELOPMENT
DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE
HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Harmony West Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Osceola County Supervisor of Elections located at 2509 E. Irlo Bronson Memorial Highway, Kissimmee, Florida 34744, (407) 742-6000. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Harmony West Community Development District has two (2) seats up for election, specifically seats 3 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, in the manner prescribed by law for general elections.

For additional information, please contact the Osceola County Supervisor of Elections.

District Manager
Harmony West Community Development District

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

15

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Harmony West Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Osceola County Ordinance No. 2017-02 creating the District (the "Ordinance") April 28, 2017; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board of Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect one (1) supervisor of the District, shall be held on the 5th day of November, 2024 at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced by the Board at its January 18, 2024 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the at the office of the District Manager, Wrathell, Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED 18TH DAY OF JANUARY, 2024.

ATTEST:

**HARMONY WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Harmony West Community Development District (the "District") in Osceola County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 5, 2024

TIME: 10:30 a.m.

PLACE: Johnston's Surveying, Inc.
900 Cross Prairie Parkway
Kissimmee, Florida 34744

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 5, 2024**

TIME: **10:30 a.m.**

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

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election by landowners. The candidate shall be elected for a term of four (4) years, with the term of office commencing upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 5, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Harmony West Community Development District to be held at 10:30 a.m., on November 5, 2024, at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the proxy holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 5, 2024**

For Election (1 Supervisor): The candidate will receive a four (4)-year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Harmony West Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
4		

Date: _____

Signed: _____

Printed Name: _____

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2023**

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2023**

	General Fund	Debt Service Fund Series 2018	Debt Service Fund Series 2023	Capital Projects Fund Series 2018	Capital Projects Fund Series 2023	Total Governmental Funds
ASSETS						
Cash	\$ 385,235	\$ -	\$ -	\$ -	\$ -	\$ 385,235
Investments						
Revenue	-	180,942	4,497	-	-	185,439
Reserve	-	430,094	56,873	-	-	486,967
Capitalized interest	-	4	1,066	-	-	1,070
Construction	-	-	-	7	54	7
Cost of issuance	-	7	1,696	-	-	1,703
Undeposited funds	31,841	-	-	-	-	31,841
Due from other	1,204	-	-	-	-	1,204
Due from general fund	-	17,997	7,736	-	-	25,733
Utility deposit	9,585	-	-	-	-	9,585
Total assets	<u>\$ 427,865</u>	<u>\$ 629,044</u>	<u>\$ 71,868</u>	<u>\$ 7</u>	<u>\$ 54</u>	<u>\$ 1,128,784</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable on-site	\$ 1,555	\$ -	\$ -	\$ -	\$ -	\$ 1,555
Due to Developer	-	-	20,049	-	-	20,049
Due to debt service fund	25,733	-	-	-	-	25,733
Landowner advance	3,300	-	-	-	-	3,300
Total liabilities	<u>30,588</u>	<u>-</u>	<u>20,049</u>	<u>-</u>	<u>-</u>	<u>50,637</u>
DEFERRED INFLOWS OF RESOURCES						
Unearned revenue	31,841	-	-	-	-	31,841
Total deferred inflows of resources	<u>31,841</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>31,841</u>
Fund balances:						
Restricted						
Debt service	-	629,044	51,819	-	-	680,863
Capital projects	-	-	-	7	54	7
Committed						
Playground	7,500	-	-	-	-	7,500
Sign and wall	7,000	-	-	-	-	7,000
3 months working capital	184,405	-	-	-	-	184,405
Unassigned	166,531	-	-	-	-	166,531
Total fund balances	<u>365,436</u>	<u>629,044</u>	<u>51,819</u>	<u>7</u>	<u>54</u>	<u>1,046,306</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 427,865</u>	<u>\$ 629,044</u>	<u>\$ 71,868</u>	<u>\$ 7</u>	<u>\$ 54</u>	<u>\$ 1,128,784</u>

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 27,440	\$ 27,440	\$ 815,070	3%
Assessment levy: off-roll	-	-	63,681	0%
Buck Lake mgmt & consulting cost-share	-	-	875	0%
Buck Lake maintenance cost-share	-	-	7,200	0%
Dock applications	-	-	500	0%
Total revenues	<u>27,440</u>	<u>27,440</u>	<u>887,326</u>	3%
EXPENDITURES				
Professional & administrative				
Management fees	4,000	8,000	48,000	17%
Legal - general counsel	235	235	25,000	1%
Engineering	-	-	10,000	0%
Audit	-	-	12,150	0%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination fee	167	333	3,000	11%
Trustee	-	-	15,750	0%
Telephone	17	33	200	17%
Postage	-	-	500	0%
Printing & binding	42	83	500	17%
Legal advertising	-	-	1,500	0%
Annual district filing fee	-	175	175	100%
Insurance	-	7,103	7,600	93%
Contingencies	-	-	750	0%
Office supplies	-	-	750	0%
Miscellaneous	-	-	750	0%
Property taxes	5,358	5,358	-	N/A
Bank fees	-	-	750	0%
Website				
Hosting & maintenance	705	705	705	100%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>10,524</u>	<u>22,235</u>	<u>129,540</u>	17%

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Field operations and maintenance				
Field operations manager	500	1,000	6,000	17%
Field operations accounting	146	292	1,750	17%
Landscaping contract labor	19,290	35,210	300,740	12%
Insurance: property	-	7,284	7,882	92%
Porter services - dog park	-	410	5,000	8%
Playground ADA mulch	-	-	4,000	0%
Backflow prevention test	-	-	150	0%
Irrigation maintenance / repair	6,040	6,040	10,000	60%
Plants, shrubs & mulch	-	-	38,000	0%
Annuals	-	-	44,000	0%
Tree trimming	-	-	28,000	0%
Signage	-	-	3,500	0%
General maintenance	570	1,120	6,000	19%
Fountain maintenance	580	580	8,000	7%
Fence / wall repair	-	-	4,000	0%
Aquatic control - waterway	-	-	14,000	0%
Wetland monitoring & maintenance	-	-	4,800	0%
Buck lake mgmt & consulting cost-share	-	-	1,750	0%
Buck lake maintenance cost-share	-	-	14,400	0%
Electric:				
Irrigation	2,091	2,093	54,000	4%
Street lights	3,464	3,464	56,000	6%
Entrance signs	109	109	3,000	4%
Palm tree lights	-	-	5,000	0%
Fountain electricity	4,410	4,410	60,000	7%
Water irrigation	669	669	60,000	1%
Total field operations and maintenance	<u>37,869</u>	<u>62,681</u>	<u>739,972</u>	8%
Other fees & charges				
Property appraiser	-	-	328	0%
Tax collector	549	549	16,981	3%
Total other fees & charges	<u>549</u>	<u>549</u>	<u>17,309</u>	3%
Total expenditures	<u>48,942</u>	<u>85,465</u>	<u>886,821</u>	10%
Excess/(deficiency) of revenues over/(under) expenditures	(21,502)	(58,025)	505	
Fund balances - beginning	386,938	423,461	282,040	
Fund balances - ending				
Playground	7,500	7,500	7,500	
Sign and wall	7,000	7,000	7,000	
3 months working capital	184,405	184,405	184,405	
Unassigned	166,531	166,531	83,640	
Fund balances - ending	<u>\$ 365,436</u>	<u>\$ 365,436</u>	<u>\$ 282,545</u>	

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll	\$ 18,365	\$ 18,365	\$ 545,854	3%
Interest	3,360	6,603	-	N/A
Total revenues	<u>21,725</u>	<u>24,968</u>	<u>545,854</u>	5%
EXPENDITURES				
Debt service				
Principal	-	-	140,000	0%
Interest	195,111	195,111	390,223	50%
Tax collector	367	367	11,372	3%
Total expenditures	<u>195,478</u>	<u>195,478</u>	<u>541,595</u>	36%
Excess/(deficiency) of revenues over/(under) expenditures	(173,753)	(170,510)	4,259	
Fund balances - beginning	802,797	799,554	770,289	
Fund balances - ending	<u>\$ 629,044</u>	<u>\$ 629,044</u>	<u>\$ 774,548</u>	

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 7,894	\$ 7,894	\$ 234,829	3%
Interest	631	1,337	-	N/A
Total revenues	<u>8,525</u>	<u>9,231</u>	<u>234,829</u>	4%
EXPENDITURES				
Debt service				
Principal	-	-	55,000	0%
Interest	86,633	86,633	173,266	50%
Tax collector	158	158	4,892	3%
Total expenditures	<u>86,791</u>	<u>86,791</u>	<u>233,158</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	(78,266)	(77,560)	1,671	
Fund balances - beginning	130,085	129,379	200,378	
Fund balances - ending	<u>\$ 51,819</u>	<u>\$ 51,819</u>	<u>\$ 202,049</u>	

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	7	7
Fund balances - ending	\$ 7	\$ 7

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 54
Total revenues	-	54
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	54
Fund balances - beginning	54	-
Fund balances - ending	\$ 54	\$ 54

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Harmony West Community Development District held Public Hearings and a Regular Meeting on August 17, 2023 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

Chris Tyree (via telephone)	Chair
Bill Fife	Vice Chair
Robyn Bronson	Assistant Secretary
Roger Van Auker	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Ashley Ligas (via telephone)	District Counsel
Katie Ibarra (via telephone)	Kutak Rock LLP
Mark Hills	Field Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:48 a.m. Supervisors Fife, Bronson and Van Auker were present. Supervisor Tyree attended via telephone. Supervisor Wiggins was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Supervisor John Wiggins [SEAT 4]

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, the resignation of Mr. John Wiggins, was accepted.

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2024

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

These items were deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-14, Designating Certain Officers of the District, and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Fiscal Year 2023/2024 Budget

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2023-11, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rom stated that the proposed Fiscal Year 2024 budget includes the changes to the “signage” line items from the last meeting.

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

No members of the public or affected property owners spoke.

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On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor, Resolution 2023-11, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH 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 2023/2024, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2023-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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**

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

No members of the public or affected property owners spoke.

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

On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor, Resolution 2023-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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.

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EIGHTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Rom presented the Audited Financial Statements for the Fiscal Year Ended September 30, 2022. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a “clean opinion”.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-15, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2022

On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor, Resolution 2023-15, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2022, was adopted.

TENTH ORDER OF BUSINESS

Ratification of Tract Conveyances

Ms. Ligas presented Quit Claim Deeds for Phases 1C-2, 1C-1, 1D and 1B related to the 2018 bonds. They are open space tracts and stormwater ponds from the phase of the CDD that was not previously conveyed to the CDD. Mr. Fife stated that they are areas that were not deeded over from the previous developer.

On MOTION by Mr. Van Auker and seconded by Ms. Bronson, with all in favor, the Quit Claim Deeds for Phases 1C-2, 1C-1, 1D and 1B, were ratified.

ELEVENTH ORDER OF BUSINESS

Update: Letter to SFWMD Regarding Application No. 230612-39022, Modifying Permit #49-107702 [Villages at Harmony Phases 2E and 2F Property Review]

Mr. Rom stated this is the same letter as the one submitted to the South Florida Water Management District (SFWMD) for the initial phases; it is required each time a new phase starts. The SFWMD approved the letter and Resolution 2023-13 of the CDD’s intent to own and operate the stormwater system that is the subject of the application.

161

162 **TWELFTH ORDER OF BUSINESS**

163 **Consideration of Resolution 2023-13,**
164 **Restating Resolution 2021-05, and**
165 **Confirming the District’s Intent to Accept**
166 **Responsibility for the Perpetual Operation,**
167 **Maintenance, and Funding of the**
168 **Stormwater Management System;**
169 **Addressing Conflicts and Providing an**
170 **Effective Date**

171

172 **On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor,**
173 **Resolution 2023-13, Restating Resolution 2021-05, and Confirming the**
174 **District’s Intent to Accept Responsibility for the Perpetual Operation,**
175 **Maintenance, and Funding of the Stormwater Management System;**
176 **Addressing Conflicts and Providing an Effective Date, was adopted.**

177

178

179 **THIRTEENTH ORDER OF BUSINESS**

180 **Consideration of Trail Maintenance**
181 **Agreement Between Harmony West CDD**
182 **and the Harmony Residential**
183 **Homeowners Association**

184 Mr. Fife stated that the HOA has been maintaining the trails for some time but the HOA
185 realized that the CDD owns them and is requesting this Maintenance Agreement. The Board
186 discussed the Agreement and opined that no one from Harmony West CDD can benefit from
187 the trail since they cannot access it without entering Harmony.

188 This item was tabled.

189

190 **FOURTEENTH ORDER OF BUSINESS**

Discussion: Fishing in CDD Ponds

191 Mr. Rom stated a resident observed people fishing in the CDD stormwater ponds. He
192 asked if the Board wants to implement a fishing policy. Mr. Tyree’s opinion is “to let them fish,
193 as long as there are no boating vessels”. Regarding signage, Mr. Hills stated that wildlife signs
194 are posted at every pond in Phase 1. Phase 2 has not yet been conveyed to the CDD.

196

197 **FIFTEENTH ORDER OF BUSINESS**

Ratification of United Land Services
Proposals/Agreements

198

199 **A. Proposal #35222 for Storm Damaged Trees**

200 **B. Proposal #38160 for Irrigation Repairs**

202 C. Amendment to Landscape & Irrigation Services Agreement

203 Asked if the projects in Items 15A and 15B were completed, Mr. Rom replied
204 affirmatively. The amounts were within the District Manager’s and Chair’s spending threshold.

205

206 **On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor,**
207 **United Land Services Proposal #35222 for Storm Damaged Trees, Proposal**
208 **#38160 for Irrigation Repairs and the Amendment to Landscape & Irrigation**
209 **Services Agreement, were ratified.**

210

211

212 Mr. Fife suggested increasing the Chair and Staff’s spending threshold to avoid delays.

213

214 **On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor,**
215 **amending the existing Resolution to increase the Chair’s spending threshold to**
216 **\$10,000 for expenditures outside of a CDD meeting, was approved.**

217

218

219 **SIXTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of June 30, 2023**

220

221

222 Mr. Rom stated he is working with Accounting to research the payment from Harmony
223 West to the CDD and recode certain items to the correct budget line item.

224

225 **On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, the**
226 **Unaudited Financial Statements as of June 30, 2023, were accepted.**

227

228

229 **SEVENTEENTH ORDER OF BUSINESS**

**Approval of May 18, 2023 Regular Meeting
Minutes**

230

231

232 **On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor,**
233 **the May 18, 2023 Regular Meeting Minutes, as presented, were approved.**

234

235

236 **EIGHTEENTH ORDER OF BUSINESS**

Staff Reports

237

238 **A. District Counsel: Kutak Rock LLP**

239 Ms. Ligas stated that all Phase 2A utilities were turned over to the Toho Water
240 Authority. Mr. Tyree stated that Ms. Ligas and Mr. Hills should expect a call from Alex to
241 commence transfer of the Phase 2B improvements to the CDD. Mr. Rom noted that the Orlando

242 Utility Commission (OUC) received the Street Lighting Agreements from Alex to transfer to the
243 CDD; the approval process takes about five months.

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

245 There was no report.

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

247 Mr. Hills stated the landscapers are on site today to address the last remaining
248 deficiencies from July’s walkthrough.

249 Asked when will the mulch be laid at the Americans with Disabilities Act (ADA)-
250 playground, Mr. Hills stated October or November after the rainy season. Mr. Hills was advised
251 to purchase it in Fiscal Year 2023, with the intention of installing it at the end of October.

252 Mr. Rom stated that a resident asked why water was being pumped from one of the
253 ponds in the new phase, which left the water level very low. Mr. Tyree stated that stormwater
254 repairs in Phases 2A and 2B were being done for Osceola County.

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

- 256 • **NEXT MEETING DATE: September 21, 2023 at 10:30 A.M.**

- 257 ○ **QUORUM CHECK**

258 The next meeting will be September 21, 2023, unless cancelled.

259

260 **NINETEENTH ORDER OF BUSINESS** **Board Members’ Comments/Requests**

261

262 There were no Board Members’ comments or requests.

263

264 **TWENTIETH ORDER OF BUSINESS** **Public Comment**

265

266 No members of the public spoke.

267

268 **TWENTY-FIRST ORDER OF BUSINESS** **Adjournment**

269

270

271 **On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, the**
272 **meeting adjourned at 11:15 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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283 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
A

MEMORANDUM

To: Board of Supervisors, Harmony West Community Development District

From: Jere Earlywine

Date: January 4, 2024

Subject: Ethics Training Requirements

Beginning January 1, 2024, all Board Supervisors of Florida Community Development Districts will be required to complete four (4) hours of Ethics training each year. The four (4) hours must be allocated to the following categories: two (2) hours of Ethics Law, one (1) hour of Sunshine Law, and one (1) hour of Public Records law.

This training may be completed online, and the four (4) hours do not have to be completed all at once. The Florida Commission on Ethics (“COE”) has compiled a list of resources for this training. An overview of the resources are described below, and links to the resources are included in this memo.

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the Ethics training requirements. At this time, there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

Free Training Options

The Florida Commission on Ethics’ (“COE”) website has several free online resources and links to resources that Supervisors can access to complete the training requirements. Navigate to that page here: [Florida Commission on Ethics Training](https://ethics.state.fl.us/Training/Training.aspx).¹ Please note that the COE only provides free training for the two (2) hour Ethics portion of the annual training. However, the COE does provide links to free outside resources to complete the Sunshine and Public Records portion of the training. These links are included in this memorandum below for your ease of reference.

¹ <https://ethics.state.fl.us/Training/Training.aspx>

Free Ethics Law Training

The COE provides several videos for Ethics training, none of which are exactly two (2) hours in length. Please ensure you complete 120 minutes of Ethics training when choosing a combination of the below.

State Ethics Laws for Constitutional Officers & Elected Municipal Officers (100 minutes)

Click here: [Kinetic Ethics](#)

Business and Employment Conflicts and Post-Public-Service (56 minutes) Restriction

Click here: [Business and Employment Conflicts](#)

Gifts (50 minutes)

Click here: [Ethics Laws Governing Acceptance of Gifts](#)

Voting Conflicts - Local Officers (58 minutes)¹

Click here: [Voting Vertigo](#)

Free Sunshine/Public Records Law Training

The Office of the Attorney General provides a two (2) hour online training course (audio only) that meets the requirements of the Sunshine Law and Public Records Law portion of Supervisors' annual training.

Click here to access: [Public Meeting and Public Records Law](#)

Other Training Options

4- Hour Course

Some courses will provide a certificate upon completion (not required), like the one found from the Florida State University, Florida Institute of Government, linked here: [4-Hour Ethics Course](#). This course meets all the ethics training requirements for the year, including Sunshine Law and Public Records training. This course is currently \$79.00

CLE Course

The COE's website includes a link to the Florida Bar's Continuing Legal Education online tutorial which also meets all the Ethics training requirements. However, this is a CLE course designed more specifically for attorneys. The 5 hours 18 minutes' long course exceeds the 4-hour requirement and its cost is significantly higher than the 4-Hour Ethics course provided by the Florida State University. The course is currently \$325.00. To access this course, click here: [Sunshine Law, Public Records and Ethics for Public Officers and Public Employees](#).

If you have any questions, please do not hesitate to contact me.

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2023 CANCELED	Regular Meeting	10:30 AM
November 13, 2023 CANCELED	Regular Meeting	1:00 PM
November 16, 2023 <i>Rescheduled to November 13, 2023</i>	Regular Meeting	10:30 AM
December 21, 2023 CANCELED	Regular Meeting	10:30 AM
January 18, 2024	Regular Meeting	10:30 AM
February 15, 2024	Regular Meeting	10:30 AM
March 21, 2024	Buck Lake Committee Meeting	10:00 AM
March 21, 2024	Regular Meeting	10:30 AM
April 18, 2024	Regular Meeting	10:30 AM
May 16, 2024	Regular Meeting	10:30 AM
June 20, 2024	Regular Meeting	10:30 AM
July 18, 2024	Regular Meeting	10:30 AM
August 15, 2024	Regular Meeting	10:30 AM
September 19, 2024	Regular Meeting	10:30 AM