

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

The Board of Supervisors of the Harmony West Community Development District held a Regular Meeting on December 19, 2024 at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

Shelley Kaercher
Kolton Benson
Kathleen Myers

Chair
Assistant Secretary
Assistant Secretary

Also present:

Daniel Rom
Kristen Thomas (via telephone)
Ashley Ligas (via telephone)
Cynthia Wilhelm (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:43 a.m.

Supervisors Kaercher, Myers and Benson were present. Supervisors Tyree and Van Auker were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-07, Delegating to the Chairman of the Board of Supervisors of Harmony West Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Harmony West Community Development District Special Assessment Revenue Bonds, Series 2025 (Assessment Area Three), as a Single Series

of Bonds Under the Master Trust Indenture (the "Series 2025 Bonds") in Order to Finance the Assessment Area Three Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2025 Bonds; Approving a Negotiated Sale of the Series 2025 Bonds to the Underwriter; Ratifying the Master Trust Indenture and Approving the Form of Third Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Registrar for the Series 2025 Bonds; Approving the Form of the Series 2025 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary In Connection With the Issuance, Sale and Delivery of the Series 2025 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition and Construction of the Assessment Area Three Project; and Providing an Effective Date

Ms. Wilhelm presented Resolution 2025-07, known as the Delegated Award Resolution, which accomplishes the following:

- Delegates to the Chair authority to enter in to a Bond Purchase Contract as long as the terms of the Contract are within the parameters set forth.
- Approves, in substantial form, certain documents necessary to market, price and sell the bonds, including the Bond Purchase Contract, Supplemental Indenture, Preliminary Limited Offering Memorandum and the Continuing Disclosure Agreement.
- Sets forth the parameters within which the Chair is authorized to execute the Bond Purchase Contract, as follows:

Maximum Principal Amount:	Not to Exceed \$10,000,000
Maximum Coupon Rate:	Maximum Statutory Rate
Underwriting Discount:	Maximum 2.0%
Not to Exceed Maturity Date:	Maximum Allowed by Law
Redemption Provisions:	The Series 2025 Bonds shall be subject to redemption as set forth in the form of Series 2025 Bond attached to the form of Supplemental Indenture attached hereto.

Ms. Wilhelm discussed the purpose of the various documents being approved, in substantial form, and adopted via Resolution 2025-07, in the process to effectuate bond issuance. All documents are standard in form.

On MOTION by Ms. Kaercher and seconded by Mr. Benson, with all in favor, Resolution 2025-07, Delegating to the Chairman of the Board of Supervisors of Harmony West Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Harmony West Community Development District Special Assessment Revenue Bonds, Series 2025 (Assessment Area Three), as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2025 Bonds") in Order to Finance the Assessment Area Three Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2025 Bonds; Approving a Negotiated Sale of the Series 2025 Bonds to the Underwriter; Ratifying the Master Trust Indenture

and Approving the Form of Third Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Registrar for the Series 2025 Bonds; Approving the Form of the Series 2025 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary In Connection With the Issuance, Sale and Delivery of the Series 2025 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition and Construction of the Assessment Area Three Project; and Providing an Effective Date, with all documents in substantial form, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2025; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update This Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Ms. Ligas presented Resolution 2025-08, which is the Supplemental Assessment Resolution for the Series 2025 bonds for Assessment Area Three, which accomplishes the following:

- Supplements the Master Assessment Resolution.

- Ties the Assessment Area Three assessments to the Series 2025 bonds.
- Adopts the Third Supplemental Engineer's Report and the Final Third Supplemental Special Assessment Methodology Report, which outlines the Methodology for the Assessment Area Three assessments.

On MOTION by Ms. Kaercher and seconded by Ms. Myers, with all in favor, Resolution 2025-08, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2025; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update This Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Issuer's Counsel Documents (2025 Bonds)

Ms. Ligas presented the following Issuer's Counsel Documents and explained the purpose of each:

- A. Collateral Assignment Agreement**
- B. Completion Agreement**
- C. Declaration of Consent**
- D. Supplemental Disclosure of Public Finance**
- E. Notice of Special Assessments/Governmental Lien of Record**
- F. True-Up Agreement**

On MOTION by Ms. Kaercher and seconded by Mr. Benson, with all in favor, the Issuer's Counsel Documents for the 2025 Bonds, including the Collateral Assignment Agreement, Completion Agreement, Declaration of Consent, Supplemental Disclosure of Public Finance, Notice of Special Assessments/Governmental Lien of Record and True-Up Agreement, were approved.

SIXTH ORDER OF BUSINESS**Ratification Items**

Mr. Rom presented the following:

- A. **United Land Services Proposal 139268 [Mulching of CDD Areas \$36,244]**
- B. **Deficit Funding Agreement**

On MOTION by Ms. Kaercher and seconded by Ms. Myers, with all in favor, United Land Services Proposal 139268 for Mulching of CDD Areas, in the amount of \$36,244 and the Deficit Funding Agreement, were ratified.

SEVENTH ORDER OF BUSINESS**Consideration of FMSbonds, Inc. Rule G-17 Disclosure Letter**

On MOTION by Ms. Kaercher and seconded by Mr. Benson, with all in favor, the FMSbonds, Inc. Rule G-17 Disclosure Letter, was approved.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of October 31, 2024**

On MOTION by Ms. Kaercher and seconded by Ms. Myers, with all in favor, the Unaudited Financial Statements as of October 31, 2024, were accepted.

NINTH ORDER OF BUSINESS**Approval of November 21, 2024 Public Hearing and Regular Meeting Minutes**

On MOTION by Ms. Kaercher and seconded by Mr. Benson, with all in favor, the November 21, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports**

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

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

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

- **NEXT MEETING DATE: January 16, 2025 at 10:30 AM**
 - **QUORUM CHECK**

The next meeting will be held on January 16, 2025, unless canceled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comment

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

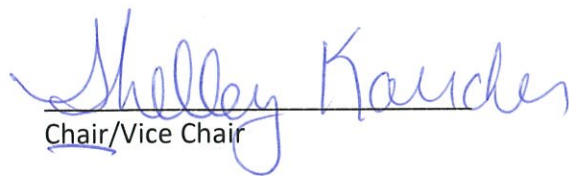
Adjournment

On MOTION by Ms. Kaercher and seconded by Ms. Myers, with all in favor, the meeting adjourned at 10:59 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair