

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

The Board of Supervisors of the Harmony West Community Development District held a Regular Meeting on April 17, 2025 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present:

Shelley Kaercher
Kathleen Myers
Kolton Benson

Chair
Assistant Secretary
Assistant Secretary

Also present:

Daniel Rom
Jere Earlywine (via telephone)
Mark Hills

District Manager
District Counsel
Field Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:39 a.m.

Supervisors Kaercher, Benson and Myers 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 2025-09,
Approving a Proposed Budget for Fiscal
Year 2025/2026 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

Mr. Rom presented Resolution 2025-09. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

In response to the question of what the “Property appraiser” and “Tax collector” fees are for, Mr. Rom stated those are the fees charged by the Property Appraiser and Tax collector for services related to putting the on-roll assessments on the tax bills and collection of the taxes.

Mr. Hills presented the Field Operations portion of the Fiscal Year 2026. Some expenses are proposed to decrease but there are increases in some expenses with more areas coming online and the addition of the “Phase 2 G & H” line item.

Mr. Rom stated that, since the Fiscal Year 2026 assessments are proposed to increase, a Mailed Notice will be sent to property owners. Mr. Earlywine will research the maximum assessment amount that was in the last Mailed Notice to determine if sending Mailed Notices is necessary.

On MOTION by Ms. Kaercher and seconded by Mr. Benson, with all in favor, Resolution 2025-09, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 14, 2025 at 2:30 p.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Rom presented Resolution 2025-10.

On MOTION by Ms. Kaercher and seconded by Ms. Myers, with all in favor, Resolution 2025-10, Designating Dates, Times and Locations for Regular

Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-11, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Rom presented Resolution 2025-11. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Ms. Kaercher and seconded by Mr. Benson, with all in favor, Resolution 2025-11, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

On MOTION by Ms. Kaercher and seconded by Mr. Benson, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of Minutes

- A. November 5, 2024 Landowners' Meeting
- B. March 20, 2025 Regular Meeting

On MOTION by Ms. Kaercher and seconded by Ms. Myers, with all in favor, the November 5, 2024 Landowners' Meeting Minutes and the March 20, 2025 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Paulos & Bennett, LLC

There were no District Counsel or District Engineer reports.

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

Mr. Hills stated that DR Horton recently inspected and he received an email from DR Horton stating that they are impressed with how everything looks.

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

- **NEXT MEETING DATE: May 15, 2025 at 10:30 AM**
 - **QUORUM CHECK**

The next meeting will be on May 15, 2025, unless cancelled.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comment

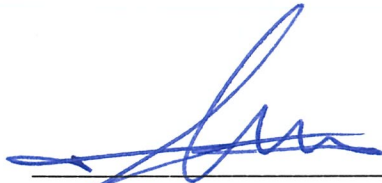
No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

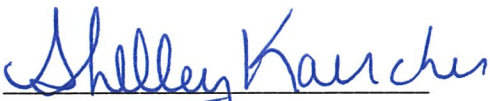
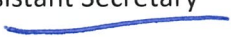
Adjournment

On MOTION by Ms. Kaercher and seconded by Ms. Myers, with all in favor, the meeting adjourned at 11:02 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair

