

**MINUTES OF MEETING
HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Harmony on Lake Eloise Community Development District held a Regular Meeting on March 9, 2022 at 9:30 A.M., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808.

Present at the meeting were:

William (Bill) Fife	Chair
Mary Moulton	Vice Chair
Chris Tyree	Assistant Secretary
Courtney Potter	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Nicole Stalder (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:04 a.m. Supervisors Fife, Moulton, Potter and Tyree were present in person. Supervisor Nowotny was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor, Chris Tyree *(the following will be provided in a separate package)*

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Tyree. She provided the following:

- 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**

FOURTH ORDER OF BUSINESS

**Consideration of Stormwater Management
Need Analysis Proposal**

Ms. Cerbone stated a proposal was not needed. A letter would be submitted to the State advising that the CDD does not have a stormwater system yet, so the Stormwater Management Needs Analysis Report cannot be completed.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-07,
Designating the Primary Administrative
Office and Principal Headquarters of the
District and Providing an Effective Date**

This item was deferred.

SIXTH ORDER OF BUSINESS

**Presentation/Consideration of Bond
Financing Related Matter**

A. Engineer’s Report

Ms. Stalder presented the Engineer’s Report dated March 7, 2022 and described the proposed Capital Improvement Project (CIP) and 2022 Project and the accompanying Tables.

Ms. Stadler noted the following:

- Roadways will generally be standard two-lane undivided roads with curbs and gutters to help convey water to the stormwater system. While it is intended that the roads would be

constructed by the CDD and dedicated to the City of Winter Haven for Operation & Maintenance (O&M), a caveat provides that the roads can be gated and remain with the CDD.

- The opinion of probable costs would be adjusted, increasing the contingency to 20%.

On MOTION by Mr. Tyree and seconded by Mr. Fife, with all in favor, the Engineer’s Report dated March 7, 2022, in substantial form, was approved.

B. Master Special Assessment Methodology Report

Ms. Cerbone presented the Master Special Assessment Methodology Report dated March 9, 2022 and noted the pertinent data in each section. The Methodology would be revised to reflect the updated construction costs and increased contingency to 20% to be consistent with the Engineer’s Report. She discussed the development plan, CIP, financing plan, True-up mechanism and Appendix Tables.

On MOTION by Mr. Tyree and seconded by Mr. Fife, with all in favor, the Master Special Assessment Methodology Report dated March 9, 2022, in substantial form, was approved.

C. Resolution 2022-25, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Ms. Cerbone presented Resolution 2022-13. This Resolution declares the special assessments as a means of repaying the bonds and adopts the previously approved Reports as Exhibits.

On MOTION by Mr. Fife and seconded by Ms. Potter, with all in favor, Resolution 2022-25, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for May 11, 2022 at 9:30 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, and authorizing the Chair to execute, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2022

Ms. Cerbone presented the Unaudited Financial Statements as of January 31, 2022.

On MOTION by Mr. Tyree and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of January 31, 2022, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of February 9, 2022 Public Hearings and Regular Meeting Minutes

Ms. Cerbone presented the February 9, 2022 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Tyree and seconded by Ms. Potter, with all in favor, the February 9, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

There was no report.

B. District Engineer [Interim]: *Dewberry Engineers, Inc.*

There was no report.

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

- **NEXT MEETING DATE: April 13, 2022 at 9:30 A.M.**
 - **QUORUM CHECK**

The meeting scheduled for April 13, 2022 might be canceled. The Public Hearings would be held at the May 11, 2022 meeting and the proposed Fiscal Year 2023 budget would be discussed. Ms. Cerbone asked if Operations & Maintenance (O&M) should be included in the budget. Ms. Cerbone would work with Mr. Fife on this matter.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

TWELFTH ORDER OF BUSINESS


Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Tyree and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 10:16 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair