

**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 Public Hearing and Regular Meeting on May 11, 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
John (JC) Nowotny	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 9:53 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

- ***Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.***

- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

These items were addressed below.

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

The affidavit of publication and Mailed Notice were included for informational purposes.

C. Engineer's Report (*for informational purposes*)

Ms. Cerbone stated a few feedback items for the District Engineer were noted at the last meeting and those items were updated in the Engineer's Report and the Methodology Report.

D. Master Special Assessment Methodology Report (*for informational purposes*)

The Methodology Report was updated to match the Engineer's Report.

E. Consideration of Resolution 2022-32, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

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

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*

No members of the public spoke.

On MOTION by Ms. Potter and seconded by Mr. Nowotny, with all in favor, the Public Hearing was closed.

- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

The Board, sitting as the Equalizing Board, made no changes to the assessments.

Ms. Cerbone presented Resolution 2022-32 and read the title.

On MOTION by Mr. Tyree and seconded by Mr. Fife, with all in favor, Resolution 2022-32, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-33, Approving the Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

Ms. Cerbone presented Resolution 2022-33. She reviewed the proposed Fiscal Year 2023 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reasons for any changes. She explained that, as this is a Landowner-funded budget with expenses being funded as they are incurred and field operations expenses will be incurred, it might be necessary for the Landowner to provide advance-funding so that the vendor invoices can be paid within a reasonable time.

On MOTION by Mr. Tyree and seconded by Mr. Fife, with all in favor, Resolution 2022-33, Approving the Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 10, 2022 at 9:30 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808 and Providing for an Effective Date, was adopted.

**HARMONY ON LAKE ELOISE CDD
FIFTH ORDER OF BUSINESS**

May 11, 2022

Consideration of Resolution 2022-34, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-35, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date

Ms. Cerbone presented Resolution 2022-35 and read the title. As the CDD was formed in an odd numbered year, it is necessary to extend the terms to shift them to even numbered years so that they coincide with the General Election cycle.

On MOTION by Mr. Tyree and seconded by Ms. Moulton, with all in favor, Resolution 2022-35, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.

SEVENTH 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.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2022

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

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

Ms. Cerbone presented the March 9, 2022 Regular Meeting Minutes.

On MOTION by Mr. Tyree and seconded by Mr. Nowotny, with all in favor, the March 9, 2022 Regular Meeting Minutes, as presented, were approved.

TENTH 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.

Ms. Cerbone stated responses to the Request for Qualifications (RFQ) for District Engineering Services and the Request for Proposals (RFP) for the Annual Audit will be presented at the August meeting.

Mr. Earlywine stated that the bond validation hearing will be on June 17, 2022.

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

- **NEXT MEETING DATE: June 8, 2022 at 9:30 A.M.**

- **QUORUM CHECK**

The next meeting will be June 8, 2022, unless canceled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Tyree and seconded by Mr. Fife, with all in favor, the meeting adjourned at 10:05 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair