

HARMONY ON LAKE ELOISE

**COMMUNITY DEVELOPMENT
DISTRICT**

October 12, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Harmony on Lake Eloise 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

October 5, 2022

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Harmony on Lake Eloise Community Development District

Dear Board Members:

The Board of Supervisors of the Harmony on Lake Eloise Community Development District will hold a Regular Meeting on October 12, 2022, at 9:30 A.M., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Courtney Potter, SEAT 4 (*Term Expires November 2024*)
4. Consideration of Appointment to Fill Unexpired Term of Seat 4
 - Administration of Oath of Office to Newly 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
5. Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date
6. Consideration of Lake Pros, LLC, Lake Maintenance Agreement
 - A. Photo

B. Map

7. Consideration of Resolution 2023-02, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
8. Acceptance of Unaudited Financial Statements as of August 31, 2022
9. Approval of August 10, 2022 Public Hearing and Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *KE Law Group, PLLC*
 - B. District Engineer [Interim]: *Dewberry Engineers, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: November 9, 2022 at 9:30 A.M., immediately following the adjournment of the Fox Branch Ranch CDD meeting, scheduled to commence at 9:30 a.m.

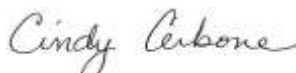
○ QUORUM CHECK

CHRIS TYREE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
MARY MOULTON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
BILL FIFE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
JC NOWOTNY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Andrew Kantarzhi at (415) 516-2161.

Sincerely,



Cindy Cerbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 801 901 3513

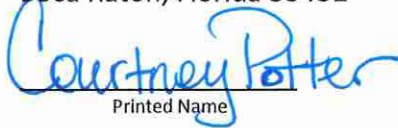
**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Harmony on Lake Eloise Community Development District
Attn: Cindy Cerbone District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From:

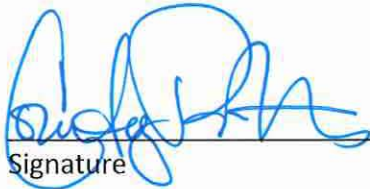

Printed Name

Date:

8/23/22
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Harmony on Lake Eloise 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 ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

 Cindy Cerbone is appointed Assistant Secretary.

 Andrew Kantarzhi is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of October, 2022.

ATTEST:

**HARMONY ON LAKE ELOISE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

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September 22, 2022

Harmony on Lake Eloise
C/O Forestar

Name: William Fife, LCAM
Phone: (407) 850-3042
Email: williamfife@forestar.com
Address: 1064 Greenwood Blvd, Ste 200
Lake Mary, FL, 32746

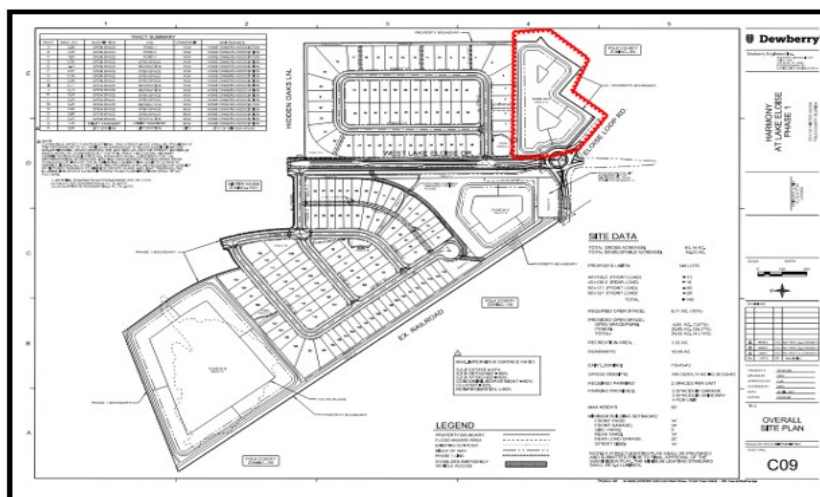
This agreement, made by and between Lake Pros, LLC., ("Contractor") and Harmony on Lake Eloise ("Owner")

-Lake Maintenance Agreement-

Harmony on Lake Eloise: Lake management services include:

- Algae and Aquatic Weed Control
- Border Grass and Brush Control
- Water testing (pH and Dissolved Oxygen)
- Underwater and Floating Vegetation Control
- Casual Debris and Trash Removal
- Treatment and Inspection Reporting

Monthly Investment: \$165.00



3885 Shader Road, Orlando, Florida 32808

(407) 445-2000 www.lakepro.co

Terms and Conditions:

1. LAKE PROS monthly treatments include EPA certified herbicides applications, beneficial bacteria, casual debris clean up, and structure monitoring. Services outside of the maintenance scope will be subject to a one-time fee that is agreed upon by the CUSTOMER in writing.
2. Debris clean-up is limited to casual debris: such as cups, cans, bags, and other non-natural materials along the shoreline. Debris Clean-up service does NOT include extensive debris and trash cleanup in the event of a major storm event. (Example: Hurricane). Does NOT include construction debris, tires, shopping carts, and other large, discarded debris.
3. This agreement shall automatically renew for its original term on the anniversary starting date of this contract. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing.
4. Invoices submitted for work completed shall be paid within 30 days of receipt. If payment has not been received within 30 days, invoices will accrue an interest at 2% per month. After two consecutive months without receiving payment, the account will be put on hold.
5. CUSTOMER understands that the annual investment amount has been spread out over a twelve-month period. If the CUSTOMER puts the account on hold, or LAKE PROS puts the account on hold due to lack of payment, an additional start-up fee may be required.
6. LAKE PROS will maintain insurance coverage, which includes General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.
7. The Customer agrees to inform LAKE PROS in writing if any lake or pond areas have been, or are scheduled, to be mitigated (planted with required or beneficial aquatic vegetation). Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of the agreement.
8. If at any time during the agreement, the customer is not satisfied with LAKE PROS service, the customer can cancel the agreement with a 30-day written notice.
9. Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. LAKE PROS will notify the customer of such restriction. It shall be the customer's responsibility to observe the restrictions throughout the required period. The customer understands and agrees that, notwithstanding any other provision of the agreement, LAKE PROS does not assume any liability for failure by any party to be notified of, or to observe. The above regulations.
10. LAKE PROS shall not be responsible for acts beyond our control. These include, but aren't limited to, adverse weather conditions, Acts of God, Strikes, government regulations or order, acts of vandalism, theft or third-party actions.
11. The customer warrants that he or she is authorized to execute the water management agreement on behalf of the riparian owner and to hold LAKE PROS harmless for consequences of such service not arising out of the sole negligence of LAKE PROS.
12. LAKE PROS agrees to hold the customer harmless from any loss, damage, or claims arising out of the sole negligence of LAKE PROS. However, LAKE PROS shall in no event be liable to the customer or others indirect, special or consequential damages resulting from any cause whatsoever.
13. Water use restrictions ensuing treatment are rarely required. If required, LAKE PROS will notify the customer in writing. LAKE PROS will not be held responsible if customer fails to follow water use restrictions.

Customer Acceptance:

"OWNER"

"CONTRACTOR"
Lake Pros, LLC

Signature: _____

Signature: Chad Bass

Print: _____

Print: Chad Bass

Date: _____

Date: 9/22/22

3885 Shader Road, Orlando, Florida 32808

 (407) 595-3648  www.lakepro.co

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

6A



HARMONY ON LAKE

ELOISE

COMMUNITY DEVELOPMENT DISTRICT

6B

**HARMONY
 AT LAKE ELOISE
 PHASE 1**

DATE: 05/18/2017



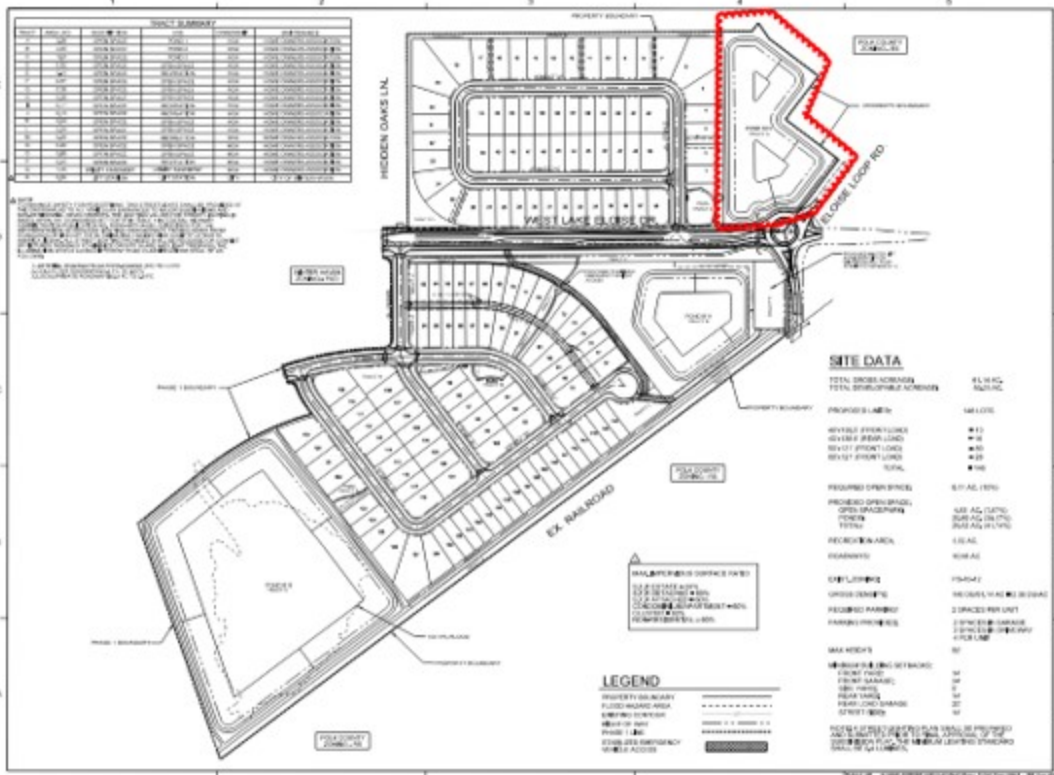
REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 DATE: _____
 TITLE: _____
 SHEET NO.: _____

**OVERALL
 SITE PLAN**

SCALE: AS SHOWN



UNIT SUMMARY

UNIT NO.	UNIT TYPE	SQ. FT.	NO. OF UNITS	TOTAL SQ. FT.
1	1-BED CONDO	1,100	1	1,100
2	1-BED CONDO	1,100	1	1,100
3	1-BED CONDO	1,100	1	1,100
4	1-BED CONDO	1,100	1	1,100
5	1-BED CONDO	1,100	1	1,100
6	1-BED CONDO	1,100	1	1,100
7	1-BED CONDO	1,100	1	1,100
8	1-BED CONDO	1,100	1	1,100
9	1-BED CONDO	1,100	1	1,100
10	1-BED CONDO	1,100	1	1,100
11	1-BED CONDO	1,100	1	1,100
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89	1-BED CONDO	1,100	1	1,100
90	1-BED CONDO	1,100	1	1,100
91	1-BED CONDO	1,100	1	1,100
92	1-BED CONDO	1,100	1	1,100
93	1-BED CONDO	1,100	1	1,100
94	1-BED CONDO	1,100	1	1,100
95	1-BED CONDO	1,100	1	1,100
96	1-BED CONDO	1,100	1	1,100
97	1-BED CONDO	1,100	1	1,100
98	1-BED CONDO	1,100	1	1,100
99	1-BED CONDO	1,100	1	1,100
100	1-BED CONDO	1,100	1	1,100

SITE DATA

TOTAL BRUSH ACRES	8.14 AC.
TOTAL DEVELOPABLE ACRES	8.14 AC.
PROPOSED LOTS	548 LOTS
REVISED FRONT LOTS	211
REVISED REAR LOTS	29
REVISED FRONT LOTS	20
REVISED REAR LOTS	228
TOTAL	548
REQUIRED OPEN SPACE	0.17 AC. (2%)
PROPOSED OPENING	0.17 AC. (2%)
OPEN SPACING	0.17 AC. (2%)
TOTAL	0.17 AC. (2%)
RECYCLED AREA	1.0 AC.
ROADWAY	0.06 AC.
UTILITIES	0.04 AC.
OPEN SPACE	0.04 AC. (0.5%)
PROPOSED PARKING	2 SPACES PER UNIT
PARKING SPACES	2 SPACES PER GARAGE
	2 SPACES PER UNIT
	1112 SPACES
SEA NEEDS	27
STAIRWAYS AND SERVICE	27
FRONT YARD	12
REAR YARD	28
SIDE YARD	10
REAR YARD	37
FRONT-LAND GARAGE	37
STREET SIDE	27

NOTE: ALL SPACES ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF CHICAGO, THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND THE U.S. DEPARTMENT OF TRANSPORTATION.

LEGEND

- PROPOSED UNITS
- FLOOD HAZARD AREA
- EXISTING CURBWAY
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING DRIVEWAY
- EXISTING DRIVEWAY
- EXISTING DRIVEWAY
- EXISTING DRIVEWAY
- EXISTING DRIVEWAY

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2023-02

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

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

1. PRIMARY ADMINISTRATIVE OFFICE. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

2. PRINCIPAL HEADQUARTERS. The District’s principal headquarters for purposes of establishing proper venue shall be located at the offices of _____, and within the City of Winter Haven, Polk County, Florida.

3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 12th day of October, 2022.

ATTEST:

**HARMONY ON LAKE ELOISE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2022**

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2022**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Cash	\$ 15,991	\$ -	\$ 15,991
Due from Landowner	2,070	-	2,070
Due from general fund	-	5,136	5,136
Total assets	\$ 18,061	\$ 5,136	\$ 23,197
 LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 6,522	\$ 5,136	\$ 11,658
Due to debt service fund	5,136	-	5,136
Due to Landowner	403	5,657	6,060
Landowner advance	6,000	-	6,000
Total liabilities	18,061	10,793	28,854
 DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	2,070	-	2,070
Total deferred inflows of resources	2,070	-	2,070
 Fund balances:			
Restricted for:			
Debt service	-	(5,657)	(5,657)
Unassigned	(2,070)	-	(2,070)
Total fund balances	(2,070)	(5,657)	(7,727)
 Total liabilities, deferred inflows of resources and fund balances	 \$ 18,061	 \$ 5,136	 \$ 23,197

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ 2,429	\$ 33,017	\$ 75,265	44%
Total revenues	<u>2,429</u>	<u>33,017</u>	<u>75,265</u>	44%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	18,000	32,000	56%
Legal	-	2,595	25,000	10%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	500	0%
Telephone	20	180	200	90%
Postage	-	14	500	3%
Printing & binding	50	450	500	90%
Legal advertising	-	12,118	6,500	186%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	50	500	10%
Website hosting & maintenance	-	1,680	1,680	100%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>2,070</u>	<u>35,087</u>	<u>75,265</u>	47%
Excess/(deficiency) of revenues over/(under) expenditures	359	(2,070)	-	
Fund balances - beginning	(2,429)	-	-	
Fund balances - ending	<u>\$ (2,070)</u>	<u>\$ (2,070)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED AUGUST 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service		
Cost of issuance	<u>(403)</u>	<u>5,657</u>
Total debt service	<u>(403)</u>	<u>5,657</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 403	 (5,657)
 Fund balances - beginning	 <u>(6,060)</u>	 <u>-</u>
Fund balances - ending	<u>\$ (5,657)</u>	<u>\$ (5,657)</u>

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

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36

The Board of Supervisors of the Harmony on Lake Eloise Community Development District held a Public Hearing and Regular Meeting on August 10 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:

Mary Moulton	Vice Chair
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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 9:48 a.m. Supervisors Moulton, Potter and Nowotny were present. Supervisors Tyree and Fife were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

A. Affidavit of Publication

The proof of publication was included for informational purposes.

37 **B. Consideration of Resolution 2022-37, Relating to the Annual Appropriations and**
38 **Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending**
39 **September 30, 2023; Authorizing Budget Amendments; and Providing an Effective**
40 **Date**

41 Ms. Cerbone stated that the proposed Fiscal Year 2023 budget was unchanged since last
42 presented. This is a Landowner-funded budget with expenses being funded as incurred.

43

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

46

47

48 No members of the public spoke.

49

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

52

53

54 Ms. Cerbone presented Resolution 2022-37 and read the title.

55

56 **On MOTION by Ms. Potter and seconded by Mr. Nowotny, with all in favor,**
57 **Resolution 2022-37, Relating to the Annual Appropriations and Adopting the**
58 **Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September**
59 **30, 2023; Authorizing Budget Amendments; and Providing an Effective Date,**
60 **was adopted.**

61

62

63 **FOURTH ORDER OF BUSINESS**

Consideration of Fiscal Year 2022/2023
Budget Funding Agreement

64

65

66 Ms. Cerbone presented the Budget Funding Agreement.

67

68 **On MOTION by Ms. Potter and seconded by Mr. Nowotny, with all in favor, the**
69 **Fiscal Year 2022/2023 Budget Funding Agreement, was approved.**

70

71

72 **FIFTH ORDER OF BUSINESS**

**Consideration of Dewberry Engineers, Inc.,
Response to Request for Qualifications
(RFQ) for Engineering Services**

73
74
75

76 Ms. Cerbone stated that Dewberry Engineers, Inc., was the sole respondent to the RFQ
77 for Engineering Services.

78

79

**On MOTION by Ms. Potter and seconded by Ms. Moulton, with all in favor,
ranking Dewberry Engineers, Inc., as the #1 ranked respondent to the RFQ for
Engineering Services, entering into an Engineering Services Contract with
Dewberry Engineers, Inc., and authorizing Staff to negotiate the terms of the
Contract, was approved.**

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85

86 **SIXTH ORDER OF BUSINESS**

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

87
88
89

90

91 This item was deferred.

92

93 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of June 30, 2022**

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95
96

Ms. Cerbone presented the Unaudited Financial Statements as of June 30, 2022.

97

98

**On MOTION by Ms. Potter and seconded by Mr. Nowotny, with all in favor, the
Unaudited Financial Statements as of June 30, 2022, were accepted.**

99

100

101

102 **EIGHTH ORDER OF BUSINESS**

**Approval of July 13, 2022 Regular Meeting
Minutes**

103
104

105 Ms. Cerbone presented the July 13, 2022 Regular Meeting Minutes.

106

107

**On MOTION by Ms. Potter and seconded by Mr. Nowotny, with all in favor, the
July 13, 2022 Regular Meeting Minutes, as presented, were approved.**

108

109

110 **NINTH ORDER OF BUSINESS** **Staff Reports**

111

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

113 Mr. Earlywine stated this bond issuance is expected to be later in the year.

114 **B. District Engineer: *Dewberry Engineers, Inc.***

115 There was no report.

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

- 117 • **NEXT MEETING DATE: September 14, 2022 at 9:30 A.M.**

- 118 ○ **QUORUM CHECK**

119 The next meeting will be September 14, 2022, unless canceled.

120 Ms. Cerbone distributed and asked the Board Members to complete Form 8B, which is
 121 the Memorandum of Voting Conflict to disclose that they are a CDD Board Member and an
 122 employee or business affiliate of a Landowner or Developer of the CDD. This is necessary
 123 because decisions potentially affecting the Landowner and/or Developer might come before
 124 the Board.

125 As discussed at the Fox Branch Ranch CDD meeting, Form 8B for each Supervisor with a
 126 potential conflict should be attached to each set of meeting minutes.

127

128 **TENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

129

130 There were no Board Members' comments or requests.

131

132 **ELEVENTH ORDER OF BUSINESS** **Public Comments**

133

134 There were no public comments.

135

136 **TWELFTH ORDER OF BUSINESS** **Adjournment**

137

138

139 **On MOTION by Ms. Potter and seconded by Mr. Nowotny, with all in favor, the**
 140 **meeting adjourned at 9:55 a.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION**

*Ramada by Wyndham Davenport Orlando South
43824 Highway 27, Davenport, Florida 33837-6808*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 12, 2022	Regular Meeting	9:30 AM*
November 9, 2022	Regular Meeting	9:30 AM*
December 14, 2022	Regular Meeting	9:30 AM*
January 11, 2023	Regular Meeting	9:30 AM*
February 8, 2023	Regular Meeting	9:30 AM*
March 8, 2023	Regular Meeting	9:30 AM*
April 12, 2023	Regular Meeting	9:30 AM*
May 10, 2023	Regular Meeting	9:30 AM*
June 14, 2023	Regular Meeting	9:30 AM*
July 12, 2023	Regular Meeting	9:30 AM*
August 9, 2023	Regular Meeting	9:30 AM*
September 13, 2023	Regular Meeting	9:30 AM*

** Meetings will convene immediately following the adjournment of the Fox Branch Ranch CDD meetings, scheduled to commence at 9:30 a.m., respectively.*