

**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 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.

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

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

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

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.

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

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

FOURTH ORDER OF BUSINESS

Consideration of Fiscal Year 2022/2023 Budget Funding Agreement

Ms. Cerbone presented the Budget Funding Agreement.

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

FIFTH ORDER OF BUSINESS

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

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

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.

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**

This item was deferred.

SEVENTH ORDER OF BUSINESS

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

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

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.

EIGHTH ORDER OF BUSINESS

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

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

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.

NINTH ORDER OF BUSINESS

Staff Reports

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

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

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

There was no report.

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

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

- **QUORUM CHECK**

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

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

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

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

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


Secretary/Assistant Secretary


Chair/Vice Chair