

**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 April 12, 2023 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
John (JC) Nowotny	Assistant Secretary
Lauren Martin	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell Hunt and Associates LLC
Jere Earlywine (via telephone)	District Counsel
Nicole Stalder (via telephone)	District Engineer
Valerie D'Ambrasio	Access Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 9:31 a.m. Supervisors Moulton, Fife, Nowotny and Martin were present. Supervisor Tyree was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Appointed Supervisor, Lauren Martin [SEAT 4] *(the following to be provided in a separate package)*

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Lauren Martin. Ms. Martin is familiar with the following items:

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 Resolution 2023-05, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Ms. Cerbone presented Resolution 2035-05. She reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

Discussion ensued regarding vertical assets, hardscape, streetlights, insurance increase, Estoppel letters, Forestar, platted lots and levying an assessment.

Ms. Cerbone will follow up with Management’s finance team about platted lots, include Forestar on the email and apprise the Board of the findings.

On MOTION by Mr. Fife and seconded by Ms. Moulton, with all in favor, Resolution 2023-05, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 9, 2023 at 9:30 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Ratification of Engagement with Jere Earlywine at Kutak Rock LLP

- **Consideration of Retention and Fee Agreement**

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the engagement of Jere Earlywine/Kutak Rock LLP for District Counsel Services, was ratified, and the Kutak Rock LLP Retention and Fee Agreement, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Dewberry Engineer’s, Inc., Proposal to Provide Professional Consulting Services [2023 Supplemental Engineer’s Report]

Ms. Cerbone presented the Dewberry Engineer’s, Inc., Proposal to Provide Professional Consulting Services for preparation of the 2023 Supplemental Engineer’s Report; this is a retroactive approval.

Mr. Earlywine suggested that Ms. Stalder reference the Engineer’s Agreement and include the Report as a type of work authorization underneath that.

On MOTION by Mr. Nowotny and seconded by Ms. Martin, with all in favor, the Dewberry Engineer’s, Inc., Proposal to Provide Professional Consulting Services [2023 Supplemental Engineer’s Report], was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS

Consideration of Lake Pros, LLC, First Amendment to Lake Maintenance Services Agreement

Mr. Kantarzhi presented the Lake Pros, LLC, First Amendment to Lake Maintenance Services Agreement. Exhibit A lists additional services to Ponds 2 through 15 and Swale 16; however, in the updated proposal, Ponds 2, 3 and 4 are listed as the only wet ponds. Thus, under the Amended Agreement, the additional services will reflect \$555 as opposed to \$2,050.

Mr. Earlywine stated Management can cross out the error and initial it.

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the Lake Pros, LLC, First Amendment to Lake Maintenance Services Agreement, as amended, was approved.

NINTH ORDER OF BUSINESS

Consideration of United Land Services, Proposal for Landscape and Irrigation Maintenance

Ms. Cerbone presented the United Land Services, Proposal for Landscape and Irrigation Maintenance.

Discussion ensued regarding the effective date, areas that will be maintained, billing, bond issuance, the HOA and a temporary construction easement.

On MOTION by Mr. Nowotny and seconded by Mr. Fife, with all in favor, the United Land Services, Proposal for Landscape and Irrigation Maintenance, was approved.

TENTH ORDER OF BUSINESS

Consideration of Leland Management, Inc., Field Operations Agreement

Ms. Cerbone presented the Leland Management, Inc., Field Operations Agreement and suggested approval in substantial form.

Asked about the effective date, Mr. Fife replied as soon as possible.

On MOTION by Mr. Fife and seconded by Ms. Moulton, with all in favor, the Leland Management, Inc., Field Operations Agreement, in substantial form, was approved.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2023

On MOTION by Mr. Fife and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of February 28, 2023, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of January 19, 2023 Regular Meeting Minutes

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the January 19, 2023 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: KE Law Group, PLLC

There was nothing further to report.

B. District Engineer: Dewberry Engineers, Inc.

Ms. Stadler asked if there is anything outstanding that is needed from Engineering. Mr. Earlywine stated the only outstanding items might be acquisition-related and, in one month, certificates will be needed for payment purposes.

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

- **NEXT MEETING DATE: May 10, 2023 at 9:30 AM, immediately following the adjournment of the Fox Branch Ranch CDD meeting, scheduled to commence at 9:30 AM.**

- **QUORUM CHECK**

The May, June and July meetings will be cancelled 10 days prior to the scheduled meeting dates. The next meeting will likely be held on August 9, 2023.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the meeting adjourned at 10:19 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair