

**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 June 11, 2025 at 9:30 a.m., at the Holiday Inn Express & Suites - Orlando South, 4050 Hotel Drive, Davenport, Florida 33897.

Present:

Shelley Kaercher
John (JC) Nowotny
Roger Van Auker

Chair
Vice Chair
Assistant Secretary

Also present:

Andrew Kantarzhi
Jere Earlywine (via telephone)
Joey Arryo

District Manager
District Counsel
Atmos Living Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 9:49 a.m. Supervisors Van Auker, Kaercher and Nowotny were present. Supervisors Tyree and Moulton were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-08, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-08. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. Assessments will be on and off-roll for Fiscal Year 2026.

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, Resolution 2025-08, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 13, 2025 at 9:30 a.m., at the Holiday Inn Express & Suites – Orlando South, 4050 Hotel Drive, Davenport, Florida 33897; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

▪ **Authorizing Commencement of Request for Proposals (RFP) for Landscape Services**

This item was an addition to the agenda.

Mr. Kantarzhi stated landscaping expenses are near the threshold that requires the RFP process. He distributed and presented the following Landscaping RFP Evaluation Criteria:

Technical Capability	30 points
Experience	40 points
Understanding Scope of Work	10 points
Price	20 points* (scores based on calculation formula)

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, authorizing Staff to prepare the Landscaping Services RFP and commence the RFP process, including advertising, and the Evaluation Criteria, were approved.

Discussion ensued about awarding the Landscaping Services Contract at the August meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026 and Providing for an Effective Date

The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

LOCATION: Holiday Inn Express & Suites – Orlando South, 4050 Hotel Drive, Davenport, Florida 33897

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, Resolution 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date

Mr. Kantarzhi presented Resolution 2025-10.

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, Resolution 2025-10, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates

Mr. Kantarzhi presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-11, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, Resolution 2025-11, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS

Ratification Items

- A. Dewberry Engineers Inc., Work Authorization Number 2025-1 for General Engineering Services**
- B. Leonard Painting, Inc., Proposal for 2025 Pressure Washing & Chemical Treatment Perimeter East Fence in Phase 1**
- C. United Land Services, LLC Agreements**
 - I. Third Amendment to Landscape & Irrigation Services Agreement**
 - II. Fourth Amendment to Landscape & Irrigation Services Agreement**

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, Dewberry Engineers Inc., Work Authorization Number 2025-1 for General Engineering Services; the Leonard Painting, Inc., Proposal for 2025 Pressure Washing & Chemical Treatment Perimeter East Fence in Phase 1; and the United Land Services, LLC Agreements for the Third Amendment to Landscape & Irrigation Services Agreement and the Fourth Amendment to Landscape & Irrigation Services Agreement, were ratified.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2025

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

TENTH ORDER OF BUSINESS

Approval of February 19, 2025 Special Meeting Minutes

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, the February 19, 2025 Special Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**

Mr. Earlywine asked for turnover items to be submitted, when appropriate.
- B. District Engineer: Dewberry Engineers, Inc.**

There was no report.
- C. Field Operations: Atmos Living Management Group, LLC**

Mr. Arroyo discussed irrigation, inspecting backflows, invoices, pressure washing, streetlight pole straightening.

Regarding replacement of annuals, Ms. Kaercher stated they were replaced at the vendor's expense; sod was also replaced.

Ms. Kaercher stated that a permission letter from the CDD will be needed for the HOA to install holiday décor on CDD property.

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

- **Discussion: Technical Assistance Regarding the Florida Black Bear**

There was nothing to report about black bears.

Regarding wild hogs, it was noted that there was one complaint and one sighting but no reported damage; thus, as it is very expensive to pursue, trap and/or remove wild hogs, the decision was made to table addressing wild hogs until it is a problem.

Discussion ensued regarding whether black bear hunting is allowed and communicating information to residents and possibly posting the information on the CDD website.

- **NEXT MEETING DATE: July 9, 2025 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 July 9, 2025 meeting will likely be cancelled.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

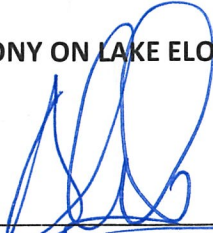
FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Van Auker and seconded by Ms. Kaercher, with all in favor, the meeting adjourned at 10:13 a.m.

HARMONY ON LAKE ELOISE CDD

June 11, 2025



Secretary/Assistant Secretary

Chair/Vice Chair