

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

The Board of Supervisors of the Harmony on Lake Eloise Community Development District held Public Hearings and a Regular Meeting on August 13, 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)
Christopher Allen (via telephone)
Joey Arryo
Diana Diaz Olivieri
John A. Calhoun
Debra Lukass
Alexis Allison

District Manager
District Counsel
District Engineer
Atmos Living Management
Resident
Resident
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 9:42 a.m.

Supervisors Van Auker, Kaercher and Nowotny were present. Supervisors Tyree and Moulton were not present.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Kantarzhi explained how CDD meetings are conducted and reviewed the protocols for public comment.

In response to a question regarding how assessments are collected, Mr. Kantarzhi stated the Operation and Maintenance (O&M) assessment will be on the tax bills as a non-ad valorem assessment.

Resident John Calhoun asked how the \$660 assessment amount is allocated and if it is in addition to the \$1,828 that is currently assessed on the CDD taxes. Mr. Kantarzhi distributed the budget and stated he will provide a full review and breakdown of the assessments during the next agenda item.

THIRD ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-12, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2025-12. He reviewed the proposed Fiscal Year 2026 budget, including the Assessment Comparison on Page 11 of the budget. He discussed the Fiscal Year 2026 total assessment amount, per unit, in terms of the unit types and the Assessment Area of the home.

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, the Public Hearing was opened.

Asked about the amenities, Mr. Kantarzhi stated that the amenities are not included in the CDD budget because those are the HOA's responsibility.

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Van Auker and seconded by Ms. Kaercher, with all in favor, Resolution 2025-12, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September

30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

A. Proof/Affidavit of Publication**B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

C. Consideration of Resolution 2025-13, Providing for Funding for the Fiscal Year 2025/2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

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

Asked about the Property Appraiser fee increase, Mr. Kantarzhi explained that when the assessments are on-roll, the Property Appraiser and Tax Collector charge fees for their services in placing the assessments on the tax bill and collecting the revenues. Every County is slightly different.

Asked if there is a way to hold the Property Appraiser and Tax Collector accountable for reporting incorrect square footage of homes and improperly taxing homeowners, Mr. Earlywine stated all landowners have the right to challenge their tax bills. That process includes retaining personal legal counsel for direction and guidance. For the purposes of the CDD assessments, homeowners who think their lots are designated incorrectly should alert District Staff, who will then investigate and make adjustments, if necessary.

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

Mr. Kantarzhi presented Resolution 2025-13 and read the title.

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, Resolution 2025-13, Providing for Funding for the Fiscal Year 2025/2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Kantarzhi presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Kantarzhi noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Van Auker and seconded by Mr. Nowotny, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

SIXTH 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.

SEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of June 30, 2025**

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

EIGHTH ORDER OF BUSINESS

**Approval of June 11, 2025 Regular Meeting
Minutes**

**On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor,
June 11, 2025 Regular Meeting Minutes, as presented, were approved.**

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

B. Field Operations: Atmos Living Management Group, LLC

I. June 2025

- **Backflow Inspection Report**

II. July 2025

Mr. Arroyo presented the Field Operations Inspections Reports for June and July and the Backflow Review dated June 12, 2025. He discussed the fountain and the ponds and stated all signage about the alligators was installed throughout the CDD.

▪ **District Engineer: Dewberry Engineer, Inc.**

This item was an addition to the agenda.

Mr. Allen stated he will coordinate with Management to go over the requirements so that he can prepare the Engineer's Report for the year.

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

Mr. Kantarzhi stated Staff will forward reminders to the Board to complete their ethics training by year's end. Staff will advertise a request for proposals.

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

- **142 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: September 10, 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 September 10, 2025 meeting will likely be cancelled.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

Resident Alexis Allison asked if the CDD assessments will fall off over time. Mr. Kantarzhi explained that the debt service component stays for 30 years and the O&M will always be in place, as there are expenses associated with operating and maintaining the CDD. He will provide his and Mr. Arroyo's contact information to everyone.

Resident Diane Diaz Olivieri asked which entity is responsible for mowing the grass in the common grounds. She noted construction debris and other trash in the grass and roadway are unsightly and bother her. She asked if the landscaping company is supposed to pick up the trash. It was noted that the landscapers are not supposed to pick up trash. Staff will discuss the issue and ask crews to sweep up the debris when working in the CDD.

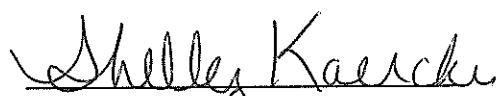
Mr. Calhoun read from a prepared statement about the substandard roadway construction work and requested that the road be inspected and that appropriate corrective measures be taken to ensure it meets proper construction and safety standards. He discussed the uneven roadway, maintenance of the center trees and issues with the Property Appraiser.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the meeting adjourned at 10:21 a.m.



Secretary/Assistant Secretary

Chair/Vice Chair