

**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 October 8, 2025 at 9:30 a.m., at the City of Davenport Tom Fellows Community Center, 207 North Blvd. West, Davenport, Florida 33837.

Present:

Shelley Kaercher	Chair
John (JC) Nowotny	Vice Chair
Mary Moulton	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Joey Arryo	Atmos Living Management
Josean Lopez (via telephone)	Yellowstone Landscape
Nicole Ailes (via telephone)	Yellowstone Landscape
Scott Carlson	Juniper formerly Landscape Maintenance Professionals (LMP)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 9:40 a.m.

Supervisors Moulton, Nowotny and Kaercher were present. Supervisors Van Auker and Tyree were absent.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Earlywine stated that the Request for Proposals (RFP) for Landscape and Irrigation Maintenance Services was publicly advertised and includes protest rights. To avoid dismissing a proposal, he cautioned the vendor representatives not to provide information that would supplement their bid responses or for the Board Members and Staff to communicate with

them, as the protocol for the Board is to evaluate and score the bids received based on the sealed bid process.

Scott Carlson stated that Juniper acquired Landscape Maintenance Professionals (LMP).

THIRD ORDER OF BUSINESS**Consideration of Proposals in Response to
RFP for Landscape and Irrigation
Maintenance Services**

Mr. Kantarzhi stated a link with the eight bid responses and a breakdown was emailed to the Board after the bid opening last week. He spoke to Board Members individually about questions they may have and there were no questions.

A. Respondents

- I. BrightView Landscape Services
- II. Juniper
- III. Russell Landscape
- IV. United Land Services
- V. Yellowstone Landscape
- VI. Dora Landscaping
- VII. Prince & Sons, Inc.
- VIII. Floralawn

B. Board Discussion and Evaluation/Ranking

Mr. Kantarzhi asked if the Board wants to individually or jointly evaluate, score and rank the bid responses based on the evaluation criteria and ranking form.

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, scoring and ranking the respondents jointly, was approved.

The Board Members discussed scoring for each respondent, in each category, and the basis for the scores after Mr. Kantarzhi read them the individual evaluation criteria and points allotted for each category.

Mr. Kantarzhi recapped the Board's overall joint group scores and ranking, as follows:

#1	United Land Services	93.47 points
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#2	Dora Landscaping	92.99 points
#3	Yellowstone Landscaping	88.08 points
#4	Prince & Sons, Inc.	87.74 points
#5	BrightView Landscape Services	85.00 points
#6	Juniper	84.58 points
#7	Russell Landscape	84.28 points
#8	Floralawn	80.88 points

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, accepting the Board's scores, ranking and recommendation, awarding 93.47 points to United Land Services and ranking United Land Services as the #1 ranked respondent, was approved.

C. Authorization to Issue Notice of Intent to Award and Enter Into Landscape Contract

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, authorizing Staff to issue Notice of Intent to Award letters to the respondents and to enter into a Landscape and Irrigation Maintenance Services Contract with United Land Services, the #1 ranked respondent to the RFP for Landscape and Irrigation Maintenance Services, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Designate Date, Time and Place of Public Hearing to Consider a Lake and Trespass Rule; Providing for Interim Use and Enforcement; Authorizing Publication; and Providing an Effective Date

Mr. Earlywine stated that the Rules prohibit swimming and boating in the stormwater management system, but does allow for shoreline fishing on a catch and release basis.

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, Resolution 2026-01, to Designate November 12, 2025 or December 10, 2025 at 9:30 a.m., at the City of Davenport Tom Fellows Community Center, 207 North Blvd. West, Davenport, Florida 33837, subject to room availability and ability to establish a quorum, as the Date, Time and Place of the Public Hearing to Consider a Lake and Trespass Rule; Providing for Interim Use and Enforcement; Authorizing Publication; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Ratification of Insight Irrigation, LLC Agreement for Irrigation Monitoring Services

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the Insight Irrigation, LLC Agreement for Irrigation Monitoring Services for the landscape areas outlined in Exhibit A, was ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of August 13, 2025 Public Hearings and Regular Meeting Minutes

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, August 13, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that aside from the items discussed today, the next bond issue will be coming up in August 2026.

B. District Engineer: Dewberry Engineer, Inc.

There was no report.

C. Field Operations: Atmos Living Management Group, LLC

- **Field Operations and Backflow Inspection Reports (August and September 2025)**

Mr. Arroyo presented the Field Operations Inspections Reports for August and September and the Backflow Report. Ms. Kaercher stated that all the signs were painted, since the date of the Report.

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

- **NEXT MEETING DATE: November 12, 2025 at 9:30 AM, [Courtyard Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884], immediately following the adjournment of the Fox Branch Ranch CDD meeting, scheduled to commence at 9:30 AM**
 - **QUORUM CHECK**

The next meeting will be on November 12, 2025 or December 10, 2025, based on room availability.

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

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the meeting adjourned at 10:03 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

HARMONY ON LAKE ELOISE CDD

October 8, 2025


Secretary/Assistant Secretary


Shelley Karch
Chair/Vice Chair