

HARMONY ON LAKE ELOISE

**COMMUNITY DEVELOPMENT
DISTRICT**

December 10, 2025

BOARD OF SUPERVISORS

PUBLIC HEARING

AND REGULAR

MEETING AGENDA

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Harmony on Lake Eloise Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W•Boca Raton, Florida 33431

Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

<https://harmonyonlakeeloisebdd.net/>

December 3, 2025

Board of Supervisors
Harmony on Lake Eloise Community Development District

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: Meeting Location

Dear Board Members:

The Board of Supervisors of the Harmony on Lake Eloise Community Development District will hold a Public Hearing and Regular Meeting on December 10, 2025 at 9:30 a.m., at the Courtyard Winter Haven, 6225 Cypress Garden Blvd., Winter Haven, Florida 33884. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Mary Moulton [Seat 2]
4. Consideration of Appointment of Alex Madison to Fill Unexpired Term of Seat 2; *Term Expires November 2026*
 - Administration of Oath of Office (*the following will be provided in a separate package*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligation and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2026-03, Electing and Removing Officers of the District and Providing for an Effective Date
6. Public Hearing on Adoption of District Property and Trespass Rule
 - A. Affidavits of Publications

- B. Consideration of Resolution 2026-04, Adopting a Rule Regarding Use of District Property and Trespass Enforcement; Authorizing the Issuance of a Letter Regarding the Same; Providing General Authorization; Authorizing Signage; Providing a Severability Clause; and Providing an Effective Date
- 7. Consideration of Resolution 2026-05, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date [Seats 1, 2 & 3]
- 8. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
- 9. Consideration of Resolution 2026-02, Designating the Location of the Local District Records Office and Providing an Effective Date
- 10. Acceptance of Unaudited Financial Statements as of October 31, 2025
- 11. Approval of October 8, 2025 Regular Meeting Minutes
- 12. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Dewberry Engineers, Inc.*
 - C. Field Operations: *Atmos Living Management Group, LLC*
 - Field Operations and Backflow Inspection Reports
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: January 14, 2026 at 9:30 AM, *immediately following the adjournment of the Fox Branch Ranch CDD meeting, scheduled to commence at 9:30 AM*
 - QUORUM CHECK

SEAT 1	CHRIS TYREE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	ALEX MADISON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	ROGER VAN AUKER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	SHELLEY KAERCHER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	JC NOWOTNY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

Board of Supervisors

Harmony on Lake Eloise Community Development District

December 10, 2025, Public Hearing and Regular Meeting Agenda

Page 3

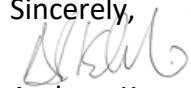
13. Board Members' Comments/Requests

14. Public Comments

15. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161.

Sincerely,



Andrew Kantarzhi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 867 327 4756

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

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NOTICE OF TENDER OF RESIGNATION

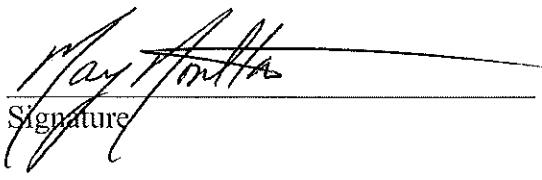
To: Board of Supervisors
Fox Branch Ranch CDD
Harmony on Lake Eloise CDD
Hawthrone Mill North CDD
Attn: Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: Mary Moulton

Date: November 12, 2025

I hereby tender my resignation as a member of the Board of Supervisors of Fox Branch Ranch CDD, Harmony on Lake Eloise CDD, and the Hawthrone Mill North CDD. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and faxed to 561-571-0013 or scanned and electronically transmitted to gillyard@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.


Signature

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

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**HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me before me by means of physical presence or online notarization on this _____ day of _____, 202____, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Harmony on Lake Eloise Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: Home Office County of Residence _____

Street _____ Phone _____ Fax _____

City, State, Zip _____ Email Address _____

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT
DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Harmony on Lake Eloise Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF HARMONY ON LAKE ELOISE COMMUNITY
DEVELOPMENT DISTRICT THAT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective December 10, 2025:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of December 10, 2025:

Mary Moulton _____ Vice Chair _____

Cindy Cerbone _____ Assistant Secretary _____

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Andrew Kantarzhi is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 10th day of December, 2025.

ATTEST:

**HARMONY ON LAKE ELOISE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

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**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

6A

Serial Number
25-01657K

Business Observer

Published Weekly
Lakeland, Polk County, Florida

COUNTY OF POLK

STATE OF FLORIDA

Before the undersigned authority personally appeared Cate Eschmann who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Lakeland, Polk County, Florida; that the attached copy of advertisement,

being a Notice of Rule Development

in the matter of Notice of intent to develop a set of lake and trespass rules for Harmony on Lake Eloise CDD

in the Court, was published in said newspaper by print in the
issues of 10/31/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

NOTICE OF RULE
DEVELOPMENT BY THE
HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT
DISTRICT

In accordance with Chapters 190 and 120, *Florida Statutes*, the Harmony on Lake Eloise Community Development District ("District") hereby gives notice of its intention to develop a set of lake and trespass rules ("Lake and Trespass Rules"). The proposed Lake and Trespass Rules rule number is 2025-1. The purpose and effect of these rules is to provide for efficient and effective District operations. Specific legal authority for the rules includes Sections 190.011(5), 120.54 and 120.81, *Florida Statutes*.

A public hearing will be conducted by the District on December 10, 2025, at 9:30 a.m. at the Courtyard Winter Haven, 6225 Cypress Garden Blvd, SE, Winter Haven, Florida 33884. Additional information regarding this public hearing may be obtained from the District's website, <https://www.harmonyonlakeelosiedcd.net/>, or by contacting the District Manager, Andrew Kantarzhi, at kantarzhia@whhassociates.com, or by calling (561) 571-0010.

A copy of the proposed rules may be obtained by contacting the District Manager, c/o Wrathell,Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Andrew Kantarzhi
District Manager
October 31, 2025 25-01657K



Cate Eschmann

Sworn to and subscribed, and personally appeared by physical presence before me,

31st day of October, 2025 A.D.

by Cate Eschmann who is personally known to me.



Notary Public, State of Florida
(SEAL)

Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

Serial Number
25-01718K

Business Observer

Published Weekly
Lakeland, Polk County, Florida

COUNTY OF POLK

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Lakeland, Polk County, Florida; that the attached copy of advertisement,

being a Notice of Rulemaking

in the matter of Notice of public hearing on 12/10/25 at 9:30AM by the board of supervisors

in the Court, was published in said newspaper by print in the issues of 11/7/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

7th day of November, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)

Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

NOTICE OF RULEMAKING BY
HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT
DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Harmony on Lake Eloise Community Development District ("District") on December 10, 2025, at 9:30 a.m. at the Courtyard Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884.

In accordance with Chapters 190 and 120, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt lake and trespass rules ("Lake and Trespass Rules") for District publication. The proposed Lake and Trespass Rules rule number is 2025-1.

The proposed Lake and Trespass Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. Specific legal authority for the Rules includes Sections 190.011(5) and 120.54, *Florida Statutes*. Prior Notice of Rule Development was published in the Business Observer on October 31, 2025.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative to the Lake and Trespass Rules as provided by Section 120.54(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager, c/o Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010 (hereinafter, "District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

Andrew Kantarzhi, District Manager
Harmony on Lake Eloise Community
Development District

November 7, 2025 25-01718K

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

6B

RESOLUTION 2026-04

[DISTRICT PROPERTY AND TRESPASS RULE]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A RULE REGARDING USE OF DISTRICT PROPERTY AND TRESPASS ENFORCEMENT; AUTHORIZING THE ISSUANCE OF A LETTER REGARDING THE SAME; PROVIDING GENERAL AUTHORIZATION; AUTHORIZING SIGNAGE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Harmony on Lake Eloise Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns certain real property, including but not limited to stormwater retention ponds comprising a portion of the District’s stormwater management system (“**Stormwater Management System**”), conservation and mitigation areas, and other open spaces (collectively, “**District Property**”); and

WHEREAS, the Stormwater Management System primarily serves to facilitate the treatment and attenuation of stormwater run-off and overflow, and District Property is not intended or maintained for recreational activities (except as provided for herein); and

WHEREAS, the District desires to adopt a formal Rule regarding the use of the District Property and enforce the Rule through criminal and civil penalties (together, the “**Rule**”); and

WHEREAS, the District determines that the Rule is in the best interests of the District to protect the health, safety and welfare of persons present on District Property; and

WHEREAS, the District desires to secure the assistance of the County Sheriff’s Office or such other law enforcement agencies as may be available, to prevent trespassing on District Property in contravention of the Rule.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT:

1. ADOPTION OF RULE REGARDING USE OF DISTRICT PROPERTY. The Board hereby adopts the Rule attached hereto as **Exhibit 1** regulating the use of District Property, including

prohibiting certain recreational and other activities such as boating or any other watercraft use, wading or swimming, and the use of unauthorized vehicles, while permitting fishing on a catch and release basis from sunrise to sunset subject to the conditions set forth in the Rule, and authorizing criminal and civil penalties for violations.

2. AUTHORITY REGARDING ENFORCEMENT OF TRESPASS LAWS; FORM OF TRESPASS LETTER. The Board hereby authorizes the District Manager, representatives of Wrathell Hunt & Associates, LLC, as District Manager, the Chair or Vice Chairperson of the Board, and additional individuals to be identified by the District Manager in writing, to act on behalf of the District with respect to the enforcement of the District's rules and policies, including, but not limited to, taking any actions necessary to the enforcement and/or prosecution of trespass violations on the District's behalf and pursuant to Florida law. In addition, the Board hereby authorizes the District Manager to issue to the County Sheriff's Office a copy of this resolution and the trespass letter, as updated from time to time by the District Manager and attached hereto substantially in form as **Exhibit 2**. The District Manager shall cause any individual exercising trespass authority and not affiliated with the District Manager to sign the waiver and release form attached hereto as **Exhibit 3**.

3. GENERAL AUTHORIZATION; AUTHORIZING SIGNAGE. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof. District Staff is directed to obtain and install signage and otherwise take all actions reasonably necessary to ensure the enforceability of the Rule.

4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Harmony on Lake Eloise Community Development District.

[THIS SPACE LEFT BLANK]

PASSED AND ADOPTED on the 10th day of December, 2025.

ATTEST:

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT 1: District Property and Trespass Rule

EXHIBIT 2: Letter Regarding Trespass Enforcement

EXHIBIT 3: Volunteer Waiver & Release Form

EXHIBIT 1

In accordance with Chapters 190 and 120, *Florida Statutes*, and on December 10, 2025, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Harmony on Lake Eloise Community Development District adopted the following District Property and Trespass Rule. All prior rules and policies of the District governing this subject matter are hereby rescinded.

DISTRICT PROPERTY AND TRESPASS RULE

Introduction

1. The Harmony on Lake Eloise Community Development District (the “District”) owns certain real property, including but not limited to stormwater retention ponds (“Ponds”) comprising a portion of the District’s stormwater management system (“Stormwater Management System”), conservation and mitigation areas, and other open spaces (“District Property”).
2. The Ponds are components of the Stormwater Management System and are designed to function as retention ponds to facilitate the District’s treatment of stormwater run-off and overflow. As a result, contaminants may be present in the water. The Stormwater Management System is not intended or maintained for recreational purposes.
3. The District’s conservation and mitigation areas, common areas and open spaces are not intended or maintained for recreational use by motorized vehicles.
4. Nothing herein shall prohibit or limit the District’s ability to operate and maintain District Property consistent with the requirements of the applicable permits and approvals, and applicable law.
5. The District is not responsible for injury or damage to persons or property, including accidental death, resulting from the use of District Property.

Use of District Property

1. Swimming or wading, boating or use of other watercrafts (whether motorized or non-motorized, flotation devices, etc.), hunting, or other recreational activities on District Property by any person are prohibited. However, quiet walking/hiking is permitted, and shoreline fishing is permitted on a catch and release basis from sunrise until sunset; provided fishers remove all fishing gear, bait, and litter after use, remain on District-owned property, easements or designated public access areas as identified by the District, do not enter or otherwise disturb private homeowner lots, use only non-toxic fishing tackle, and comply with all applicable state and local fishing regulations and licensing requirements. Fishers under the age of 16 must be accompanied by an adult.
2. Pets are not allowed on District Property unless accompanied by and under the direct physical control of their owners at all times. Owners must immediately remove any pet waste. Service animals as defined under the Americans with Disabilities Act are permitted as required by law.
3. No docks or other structures, whether permanent or temporary, may be constructed and placed in or around District Property unless properly permitted and approved by the District and other applicable governmental agencies.
4. No foreign materials may be disposed of on District Property, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, pet waste, pesticides, herbicides, trash, debris, or any other material that is not naturally occurring or which may be detrimental to the system or water quality.
5. Do not feed wildlife.
6. Any hazardous condition concerning District Property must immediately be reported to the District

Manager at c/o Andrew Kantarzhi, Wrathell Hunt & Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, 561-571-0010 x. 139, and, if presenting an immediate threat to health or safety, to emergency services by calling 911.

7. Property owners and residents are responsible for their tenants', guests' and invitees' adherence to these policies.
8. The District prohibits the use of unauthorized vehicles on District Property.

Trespass Authorization

1. District Staff, including the District's and any of the staff or representatives of the District Manager, have the authority to act on behalf of the District with respect to the enforcement of the District's rules and policies, including but not limited to taking any actions necessary to the enforcement and/or prosecution of a trespass violation on behalf of the District and pursuant to Florida law.
2. In addition, the District Manager is authorized to issue to the District's residents and to the County Sheriff's Office a trespass letter, providing authorization with respect to the enforcement of trespass laws as they relate to the District's prohibition of activities within the Stormwater Management System or on District Property.

Additional Enforcement; Penalties/Fines

For any violation of this Rule, and pursuant to Sections 190.012(3) and 120.69, Florida Statutes, the District shall have the right to impose a fine of up to \$1,000 per violation and collect such fine and reasonable attorney's fees and costs as provided pursuant to Florida law. Each day a violation continues shall constitute a separate violation.

Severability

If any section, paragraph, clause or provision of this Rule shall be held to be invalid or ineffective for any reason, the remainder of this Rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

EXHIBIT 2
HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Office: 561-571-0010

_____, 2026

[SHERIFFS OFFICE ADDRESS]

Re: Harmony on Lake Eloise Community Development District Authorization for
Law Enforcement Officers to Enforce Trespass Violations

To Whom It May Concern:

I serve as District Manager for the Harmony on Lake Eloise Community Development District (the “**District**”) and am authorized to issue this letter on behalf of the District. Pursuant to District Resolution 2026-04, a copy of which is enclosed with this letter, please be advised that:

1. The District’s policies forbid recreational and other activities on District property, including but not limited to swimming and boating on the stormwater retention ponds and the use of unauthorized vehicles on District property (note that fishing is permitted on a catch and release basis from District ponds); and
2. The District hereby authorizes any law enforcement officer to order trespassers to leave the District’s property for violation of the District’s Rule (as stated in Item 1 above), and to otherwise enforce the provisions of Sections 810.08 and 810.09, *Florida Statutes*, and any other applicable law against any such trespassers; and
3. The following are authorized to contact law enforcement officers and provide this written authorization to law enforcement officers for the purpose of enforcing the District’s rule (as stated in Item 1 above) and Florida law:

Name/Position	Address

4. The Board of Supervisors and staff of the Harmony on Lake Eloise Community Development District will aid in the prosecution of any individuals arrested pursuant to this grant of authority.

Should you have any questions regarding this authorization, please contact me at (561)571-0010.

Sincerely,

District Manager

Enclosure A: Resolution 2026-04 (with attachments)

EXHIBIT 3
WAIVER AND RELEASE OF LIABILITY
FOR VOLUNTEER SERVICES

WAIVER AND RELEASE OF LIABILITY

FOR VOLUNTEER SERVICES

Harmony on Lake Eloise Community Development District

This Waiver and Release of Liability ("Release") is executed by _____ ("Volunteer"), who hereby releases the Harmony on Lake Eloise Community Development District ("District"), and its present, former, and future supervisors, staff, officers, managers, lawyers, engineers, employees, representatives and agents, and all of the successors and assigns of the foregoing (together, "Released Parties"). The Volunteer desires to provide volunteer services for the following District activity: **ASSIST WITH TRESPASS ENFORCEMENT AS AUTHORIZED BY RESOLUTION 2026-04, SPECIFICALLY LIMITED TO CONTACTING LOCAL LAW ENFORCEMENT AND THE DISTRICT MANAGER WHEN A TRESPASS MAY BE OCCURRING, REPORTING THE TRESPASS TO SUCH AUTHORITIES, AND REQUESTING THAT LOCAL LAW ENFORCEMENT REMOVE ANY SUCH TRESPASSER(S).**

Volunteer understands that the scope of Volunteer's relationship with the District is limited to a volunteer position and that no compensation is expected in return for services provided by Volunteer; that Volunteer is not an employee of District and has no authority to act on behalf of District except as expressly authorized above; and that Volunteer is responsible for his/her own insurance coverage in the event of personal injury or illness as a result of Volunteer's involvement in the above-listed activity. The following additional provisions apply:

1. ***Waiver and Release:*** In consideration for allowing Volunteer to participate in the above-referenced activity, the sufficiency and adequacy of which are hereby acknowledged by Volunteer, I, the Volunteer, on behalf of myself, my personal representatives and my heirs hereby voluntarily agree to release, hold harmless, and forever discharge the Released Parties from any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my participation as a volunteer to the District, including any and all on-site or off-site activities related to the services or properties of the District, and any transportation provided by the District to and from such activities, except for claims arising from the gross negligence or willful misconduct of the Released Parties. I expressly acknowledge that I assume all risk for any and all injuries and illness that may result from my participation in any and all of these activities. I understand that the District is not responsible for personal property lost or stolen while participating in these activities.
2. ***Insurance:*** Further I understand that District does not assume any responsibility for or obligation to provide me with financial or other assistance, including but not limited to medical, health or disability benefits or insurance of any nature in the event of my injury, illness, death or damage to my property.

3. **Medical Treatment:** I hereby release and forever discharge the District from any claim whatsoever which arises or may hereafter arise on account of any first-aid treatment or other medical services rendered in connection with an emergency during my tenure as a volunteer with District.
4. **Rules:** I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time.
5. **Other.** This Release shall be governed by and interpreted in accordance with the laws of the State of Florida, and is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I agree that if any portion of this Release is deemed invalid, that the remainder will remain in full force and effect. Nothing in this Release shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

I am of legal age (18 years or older) and am freely signing this Release. I have read this Release and understand its terms, and further understand that by signing this document that I am waiving certain legal rights and remedies.

Participant Name: _____ Date: _____

Participant Signature: _____
(if Participant is 18 years of age or older)

Parent/Guardian Signature: _____ n/a _____
(if Participant is a minor child)

Address: _____

Phone Number (home): _____

Phone Number (alternate): _____

Emergency Contact: _____

Phone Number: _____

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, the District may be required to disclose the information you submit to us. Under certain circumstances, the District may only be required to disclose part of the information submitted to the District. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2026-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARMONY ON LAKE
ELOISE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE,
TIME AND LOCATION FOR LANDOWNERS' MEETING AND ELECTION;
PROVIDING FOR PUBLICATION, PROVIDING FOR SEVERABILITY AND AN
EFFECTIVE DATE**

WHEREAS, Harmony on Lake Eloise Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Polk County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of the City of Winter Haven Ordinance No. O-21-62 creating the District (the "Ordinance") is September 14, 2021; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the ____ day of November, 2026 at ____:_____.m., at _____.

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 10th day of December, 2025. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 10th day of December, 2025.

Attest:

**HARMONY ON LAKE ELOISE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF
SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Harmony on Lake Eloise Community Development District (the "District") in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November ___, 2026

TIME: ___:___ __.m.

PLACE:

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November ____ 2026**

TIME: ____ : ____ .m.

LOCATION: _____

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("Board") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT POLK COUNTY, FLORIDA LANDOWNERS' MEETING – November ___, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Harmony on Lake Eloise Community Development District to be held at ___:___ .m., on November ___, 2026 at _____, and at any adjournments thereof, according to the number of acres of unplatte land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the proxy holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2026**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Harmony on Lake Eloise Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	____
2.	_____	____
3.	_____	____

Date: _____ Signed: _____

Printed Name: _____

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

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**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

8A

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT**
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No Not Applicable

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

Cindy Cerbone

District Manager

Cindy Cerbone

Print Name

8-14-2024

Date

Shelley Kaercher

Chair/Vice Chair, Board of Supervisors

Shelley Kaercher

Print Name

8-14-2024

Date

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

8B

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT**
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

District Manager

Print Name

Date

Chair/Vice Chair, Board of Supervisors

Print Name

Date

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

9

RESOLUTION 2026-02

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Harmony on Lake Eloise Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Winter Haven, Polk County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s local records office shall be located at: _____

_____.

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2025**

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2025**

	General Fund	Debt Service Fund Series 2023	Debt Service Fund Series 2025	Capital Projects Fund Series 2023	Capital Projects Fund Series 2025	Total Governmental Funds
ASSETS						
Cash	\$ 89,058	\$ -	\$ -	\$ -	\$ -	\$ 89,058
Investments						
Revenue	-	90,388	522,216	-	-	612,604
Reserve	-	44,952	164,229	-	-	209,181
Prepayment	-	4,336	-	-	-	4,336
Capitalized interest	-	5	-	-	-	5
Construction	-	-	-	175	64	239
Due from Landowner	45,471	-	-	-	-	45,471
Due from general fund	-	487	-	-	-	487
Utility deposits	1,709	-	-	-	-	1,709
Total assets	\$ 136,238	\$ 140,168	\$ 686,445	\$ 175	\$ 64	\$ 963,090
LIABILITIES AND FUND BALANCES						
Accounts payable	\$ 7,348	\$ -	\$ -	\$ -	\$ -	\$ 7,348
Due to debt service fund 2023	487	-	-	-	-	487
Due to Landowner	8,063	-	-	-	-	8,063
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	21,898	-	-	-	-	21,898
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	39,183	-	-	-	-	39,183
Total deferred inflows of resources	39,183	-	-	-	-	39,183
Fund balances:						
Restricted for:						
Debt service	-	140,168	686,445	-	-	826,613
Capital projects	-	-	-	175	64	239
Unassigned	75,157	-	-	-	-	75,157
Total fund balances	75,157	140,168	686,445	175	64	902,009
Total liabilities, deferred inflows of resources and fund balances	\$ 136,238	\$ 140,168	\$ 686,445	\$ 175	\$ 64	\$ 963,090

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 381,756	0%
Assessment levy: off-roll	- -	- -	332,964	0%
Total revenues	<u>- -</u>	<u>- -</u>	<u>714,720</u>	0%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	4,000	48,000	8%
Legal	375	375	25,000	2%
Engineering	- -	- -	2,000	0%
Audit	- -	- -	5,100	0%
Arbitrage rebate calculation	- -	- -	1,000	0%
Dissemination agent	167	167	2,000	8%
EMMA software services	- -	- -	1,000	0%
Trustee	- -	- -	11,000	0%
Telephone	17	17	200	9%
Postage	18	18	500	4%
Printing & binding	42	42	500	8%
Legal advertising	- -	- -	2,000	0%
Annual special district fee	175	175	175	100%
Insurance	5,732	5,732	6,600	87%
Contingencies/bank charges	101	101	1,500	7%
Website hosting & maintenance	- -	- -	705	0%
Website ADA compliance	- -	- -	210	0%
Total professional & administrative	<u>10,627</u>	<u>10,627</u>	<u>107,490</u>	10%

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
Field operations				
Field operations manager	500	500	6,000	8%
Landscaping contract labor	27,420	27,420	320,000	9%
Insurance: property	5,438	5,438	6,100	89%
Backflow prevention test	-	-	700	0%
Irrigation maintenance/repair	500	500	15,000	3%
Plants, shrubs & mulch	-	-	30,000	0%
Annuals	-	-	20,000	0%
Tree trimming	-	-	5,000	0%
Signage	-	-	2,500	0%
General maintenance	275	275	4,000	7%
Fence/wall repair	-	-	4,000	0%
Aquatic control - ponds	2,855	2,855	30,000	10%
Misc. field operations - contingency	-	-	25,000	0%
Electric:				
Irrigation	-	-	15,000	0%
Street lights	-	-	25,000	0%
Entrance signs	29	29	2,000	1%
Water- irrigation	-	-	22,000	0%
Total field operations	<u>37,017</u>	<u>37,017</u>	<u>532,300</u>	<u>7%</u>
Other fees and charges				
Property appraiser	-	-	3,977	0%
Tax collector	-	-	7,953	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>11,930</u>	<u>0%</u>
Total expenditures	<u>47,644</u>	<u>47,644</u>	<u>651,720</u>	<u>7%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(47,644)	(47,644)	63,000	
Fund balances - beginning	122,801	122,801	59,548	
Assigned:				
3 months working capital	119,203	119,203	119,203	
Unassigned	(44,046)	(44,046)	3,345	
Fund balances - ending	<u>\$ 75,157</u>	<u>\$ 75,157</u>	<u>\$ 122,548</u>	

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ -	\$ 185,019	0%
Interest	440	440	1,865	24%
Total revenues	440	440	186,884	0%
EXPENDITURES				
Debt service				
Principal	-	-	45,000	0%
Interest	-	-	134,034	0%
Total debt service	-	-	179,034	0%
Other fees & charges				
Tax collector	-	-	3,855	0%
Property appraiser	-	-	1,927	0%
Total other fees and charges	-	-	5,782	0%
Total expenditures	-	-	184,816	0%
Excess/(deficiency) of revenues over/(under) expenditures	440	440	2,068	
Fund balances - beginning	139,728	139,728	133,196	
Fund balances - ending	\$ 140,168	\$ 140,168	\$ 135,264	

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ -	\$ 659,080	0%
Interest	1,123	1,123	78	1440%
Total revenues	1,123	1,123	659,158	0%
EXPENDITURES				
Debt service				
Principal	-	-	255,000	0%
Interest	-	-	499,825	0%
Total debt service	-	-	754,825	0%
Other fees & charges				
Tax collector	-	-	13,731	0%
Property appraiser	-	-	6,865	0%
Total other fees and charges	-	-	20,596	0%
Total expenditures	-	-	775,421	0%
Excess/(deficiency) of revenues over/(under) expenditures	1,123	1,123	(116,263)	
Fund balances - beginning	685,322	685,322	833,167	
Fund balances - ending	\$ 686,445	\$ 686,445	\$ 716,904	

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 1
Total revenues	<u>1</u>	<u>1</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	1
Fund balances - beginning	174	174
Fund balances - ending	<u>\$ 175</u>	<u>\$ 175</u>

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date
REVENUES	\$	\$
Total revenues	-	-
	-	-
EXPENDITURES	-	-
Total expenditures	-	-
	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	64	64
Fund balances - ending	<u>\$ 64</u>	<u>\$ 64</u>

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

The Board of Supervisors of the Harmony on Lake Eloise Community Development Project held a Regular Meeting on October 8, 2025 at 9:30 a.m., at the City of Davenport Tom Davis Community Center, 207 North Blvd. West, Davenport, Florida 33837.

Present:

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.

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

SECOND ORDER OF BUSINESS

Public Comments

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

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

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

41

42 **THIRD ORDER OF BUSINESS**

43 **Consideration of Proposals in Response to**
44 **RFP for Landscape and Irrigation**
45 **Maintenance Services**

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

49 **A. Respondents**

50 I. **BrightView Landscape Services**

51 II. **Juniper**

52 III. **Russell Landscape**

53 IV. **United Land Services**

54 V. **Yellowstone Landscape**

55 VI. **Dora Landscaping**

56 VII. **Prince & Sons, Inc.**

57 VIII. **Floralawn**

58 **B. Board Discussion and Evaluation/Ranking**

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

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

63

64

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

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

69 #1 United Land Services 93.47 points

70	#2	Dora Landscaping	92.99 points
71	#3	Yellowstone Landscaping	88.08 points
72	#4	Prince & Sons, Inc.	87.74 points
73	#5	BrightView Landscape Services	85.00 points
74	#6	Juniper	84.58 points
75	#7	Russell Landscape	84.28 points
76	#8	Floralawn	80.88 points

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

81

82

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

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

89

90

91 **FOURTH ORDER OF BUSINESS**

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

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

100 **On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor,**
101 **Resolution 2026-01, to Designate November 12, 2025 or December 10, 2025 at**
102 **9:30 a.m., at the City of Davenport Tom Fellows Community Center, 207 North**
103 **Blvd. West, Davenport, Florida 33837, subject to room availability and ability**
104 **to establish a quorum, as the Date, Time and Place of the Public Hearing to**
105 **Consider a Lake and Trespass Rule; Providing for Interim Use and Enforcement;**
106 **Authorizing Publication; and Providing an Effective Date, was adopted.**

108

109 **FIFTH ORDER OF BUSINESS**110 **Consideration of Resolution 2026-02,**
111 **Designating the Location of the Local**
112 **District Records Office and Providing an**
113 **Effective Date**

114

115 This item was deferred.

116

117 **SIXTH ORDER OF BUSINESS**118 **Ratification of Insight Irrigation, LLC**
119 **Agreement for Irrigation Monitoring**
120 **Services**

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

124

125

126 **SEVENTH ORDER OF BUSINESS**127 **Acceptance of Unaudited Financial**
128 **Statements as of August 31, 2025**

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

131

132

133 **EIGHTH ORDER OF BUSINESS**134 **Approval of August 13, 2025 Public**
135 **Hearings and Regular Meeting Minutes**

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

139

140

141 **NINTH ORDER OF BUSINESS**142 **Staff Reports**

143

144 **A. District Counsel: Kutak Rock LLP**

145

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

147

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

149

150 There was no report.

147 C. **Field Operations: Atmos Living Management Group, LLC**
148 • **Field Operations and Backflow Inspection Reports (August and September**
149 **2025)**

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

153 D. **District Manager: Wrathell, Hunt and Associates, LLC**
154 • **NEXT MEETING DATE: November 12, 2025 at 9:30 AM, [Courtyard Winter**
155 **Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884],**
156 **immediately following the adjournment of the Fox Branch Ranch CDD meeting,**
157 **scheduled to commence at 9:30 AM**

158 ○ **QUORUM CHECK**

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

161

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

164 There were no Board Members' comments or requests.

165

166 **ELEVENTH ORDER OF BUSINESS** **Public Comments**

168 No members of the public spoke.

169

170 **TWELFTH ORDER OF BUSINESS** **Adjournment**

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

174

175

176

177 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

178
179
180
181
182

Secretary/Assistant Secretary

Chair/Vice Chair

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS C**



HARMONY ON LAKE ELOISE CDD

FIELD OPERATIONS INSPECTION REPORT

OCTOBER 2025

- The entrance sign has been cleaned and they look great. Plants are at their tail end and should be replaced soon. Fountain was operational and water looks clear. The landscaping was still in rough condition and there were many weeds in the beds.



HARMONY ON LAKE ELOISE CDD
FIELD OPERATIONS INSPECTION REPORT
OCTOBER 2025
PAGE 2

- Entrance roundabout landscaping was not looking good again this month.



- Landscaping throughout the community looks better but not in great shape.





HARMONY ON LAKE ELOISE CDD
FIELD OPERATIONS INSPECTION REPORT
OCTOBER 2025
PAGE 3

- All pond water seems clear and in good health condition at the time of visit.



Respectfully submitted,

Joey Arroyo, LCAM

Atmos Living Management Group

310 Almond Street, Ste 126
Clermont, FL 34711
855-57ATMOS

www.AtmosLivingMG.com



HARMONY ON LAKE ELOISE CDD

FIELD OPERATIONS INSPECTION REPORT

NOVEMBER 2025

- The entrance sign landscaping looks better, but annuals need to be changed out with holiday plants. Minimum weeds were observed in the bed. Hope they will be cleared out when the annuals are replaced.



- Gazebo looks in good shape.



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HARMONY ON LAKE ELOISE CDD
FIELD OPERATIONS INSPECTION REPORT
NOVEMBER 2025
PAGE 2

- Entrance roundabout landscaping is looking better but not 100%.



- Landscaping throughout the community looks better.



HARMONY ON LAKE ELOISE CDD
FIELD OPERATIONS INSPECTION REPORT
NOVEMBER 2025
PAGE 3

- All waterways look in great condition for this time of the year.



Respectfully submitted,

Joey Arroyo, LCAM



HARMONY ON LAKE ELOISE CDD

FIELD OPERATIONS INSPECTION REPORT

DECEMBER 2025

- Holiday decorations have been installed. Entrance fountain was operational during the visit. Annuals are in good shape, very festive and no weeds in beds.



- Gazebo looks in good shape. Solar lighting has been installed inside the structure.



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HARMONY ON LAKE ELOISE CDD
FIELD OPERATIONS INSPECTION REPORT
DECEMBER 2025
PAGE 2

- Entrance roundabout landscaping is looking in good condition.



- Landscaping throughout the community looks better.



HARMONY ON LAKE ELOISE CDD
FIELD OPERATIONS INSPECTION REPORT
DECEMBER 2025
PAGE 3

- All waterways look in great condition for this time of the year.



Respectfully submitted,

Joey Arroyo, LCAM

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS D**

HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

¹*City of Davenport, Tom Fellows Community Center, 207 North Blvd West, Davenport, Florida 33837
Courtyard Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2025 ¹	Regular Meeting	9:30 AM*
November 12, 2025 CANCELED	Regular Meeting	9:30 AM*
December 10, 2025	Public Hearing & Regular Meeting <i>Adoption of Lake and Trespass Rules</i>	9:30 AM*
January 14, 2026	Regular Meeting	9:30 AM*
February 11, 2026	Regular Meeting	9:30 AM*
March 11, 2026	Regular Meeting	9:30 AM*
April 8, 2026	Regular Meeting	9:30 AM*
May 13, 2026	Regular Meeting	9:30 AM*
June 10, 2026	Regular Meeting	9:30 AM*
July 8, 2026	Regular Meeting	9:30 AM*
August 12, 2026	Regular Meeting	9:30 AM*
September 9, 2026	Regular Meeting	9:30 AM*

**Meetings will convene immediately following the adjournment of the Fox Branch Ranch CDD meetings, scheduled to commence at 9:30 AM, respectively.*