

**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 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.

**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, Nowotny and Kaercher were present. Supervisors Moulton and Tyree were absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Mary Moulton [Seat 2]**

**On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the resignation of Mary Moulton from Seat 2, was accepted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Appointment of Alex Madison to Fill Unexpired Term of Seat 2; Term Expires November 2026**

Ms. Kaercher nominated Alex Madison to fill Seat 2. No other nominations were made.

**On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the appointment of Alex Madison to fill Seat 2, was approved.**

- **Administration of Oath of Office to Alex Madison (the following will be provided in a separate package)**

The Oath of Office will be administered at or before the next meeting.

**A. Required Ethics Training and Disclosure Filing**

- **Sample Form 1 2023/Instructions**

**B. Membership, Obligations and Responsibilities**

**C. Guide to the 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**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

**SIXTH ORDER OF BUSINESS**

**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**

Mr. Kantarzhi presented Resolution 2026-04.

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

No affected property owners or members of the public spoke.

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

**On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, Resolution 2026-04, Adopting a Rule Regarding Use of District Property and Trespass Enforcement, in substantial form; Authorizing the Issuance of a Letter Regarding the Same; Providing General Authorization; Authorizing Signage; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**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]**

Mr. Kantarzhi presented Resolution 2026-05. Seats 1, 2 and 3, currently held by Mr. Tyree, Mr. Madison, and Mr. Van Auker, respectively, will be up for election at the November Landowners’ Election.

**On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, Resolution 2026-05, Designating November 11, 2026 at 9:30 a.m., at the at Holiday Inn Express & Suites, 4050 Hotel Drive, Davenport, Florida, 33897, as the Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date.**

**EIGHTH ORDER OF BUSINESS**

**Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

**A. October 1, 2024 - September 30, 2025 [Posted]**

Mr. Kantarzhi noted that the 2025 Goals and Objectives Reporting was completed.

**B. October 1, 2025 - September 30, 2026**

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 2025 Goals and Objectives Reporting, was ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.**

**NINTH 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.

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of October 31, 2025**

**On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted.**

**ELEVENTH ORDER OF BUSINESS**

**Approval of October 8, 2025 Regular Meeting Minutes**

**On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, October 8, 2025 Regular Meeting Minutes, as presented, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Dewberry Engineer, Inc.**

There were no District Counsel or District Engineer reports.

**C. Field Operations: Atmos Living Management Group, LLC**

- **Field Operations and Backflow Inspection Reports**

Mr. Arroyo presented the Field Operations Inspections Reports for October, November and December 2025. Landscaping is in good condition, the light was installed at the gazebo, all the lakes look clear, and the contractor is doing a better job than a few months ago. Regarding the intent for the hedge, Mr. Arroyo stated it can be trimmed and another areas with

ornamental grasses can be trimmed. A Board Member voiced their opinion that the DR Horton flag should be replaced. Ms. Kaercher will notify DR Horton.

**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**

The next meeting will be on January 14, 2026, unless cancelled.

**THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**FIFTEENTH 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]

  
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Secretary/Assistant Secretary

  
\_\_\_\_\_  
Chair/Vice Chair