

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**DECEMBER 20, 2018**

**AGENDA PACKAGE**

## Harmony Community Development District

Steve Berube, Chairman  
 William Bokunic, Vice Chairman  
 Kerul Kassel, Assistant Secretary  
 David Farnsworth, Assistant Secretary  
 Mike Scarborough, Assistant Secretary

Kristen Suit, District Manager  
 Timothy Qualls, District Counsel  
 Steve Boyd, District Engineer  
 Gerhard van der Snel, Field Manager

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December 13, 2018

Board of Supervisors  
 Harmony Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District will be held Thursday, December 20, 2018 at 6:00 p.m. at the Harmony Golf Preserve Clubhouse located at 7251 Five Oaks Drive, Harmony, Florida. Following is the advance agenda for the meeting:

- 1. Roll Call**
- 2. Audience Comments**
- 3. Approval of:**
  - A. November 29, 2018 - Regular Monthly Meeting Minutes**
- 4. Subcontractors' Reports**
  - A. Servello**
    - i. Grounds Maintenance Status (*Work Chart*)
    - ii. Ashley Park Pool Proposal
- 5. Developer's Report**
- 6. Staff Reports**
  - A. District Engineer**
  - B. District Counsel**
    - i. Acceptance of VC-1 Buck Lake Parcel
  - C. Field Manager**
    - i. Facilities Maintenance (*Parks, Pools, Docks, Boats, etc.*)
    - ii. Facility Use Records (*Inclusive - Boats & Other*)
    - iii. Resident Submittals (*Facebook & Direct*)
    - iv. Pond Maintenance (*Chart & Map*)
    - v. Field Staff Christmas Merit
- 7. District Manager's Report**
  - A. Financial Statements for October 31, 2018**
  - B. Approval of: #223 Invoices, Check Register, and Debit Purchases**
  - C. Discussion of District Manager Special Topics**
  - D. Facilities Usage Applications**
    - i. Soccer Shots – Revised – 40 Saturdays from 3 to 5 p.m.
- 8. Topical Subject Discussions**
- 9. Supervisors' Requests**
- 10. Adjournment**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,  
*Kristen Suit*  
Kristen Suit  
District Manager

## **Third Order of Business**

**3A.**

**MINUTES OF MEETING  
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held on Thursday, November 29, 2018, at 6:00 p.m. at the Harmony Golf Preserve Clubhouse, located at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Steve Berube	Chairman
William Bokunic	Vice Chairman
David Farnsworth	Assistant Secretary
Kerul Kassel	Assistant Secretary
Mike Scarborough	Assistant Secretary

Also present were:

Kristen Suit	District Manager: Inframark
Tim Qualls	District Attorney: Young Qualls, P.A.
Gerhard van der Snel	District Staff: Field Manager
Scott Feliciano	Servello
Jason Miguez	Servello
James Whitaker	Servello
Residents and Members of the Public	

**FIRST ORDER OF BUSINESS**

**Roll Call**

*Supv Berube* called the meeting to order at 6:00 p.m.

*Supv Berube* called the roll and stated the record will reflect we have a full Board.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

*Supv Berube:* Is anyone here to speak on the agenda item regarding extending pool hours? Seeing none, we will leave it where it is.

*Supv Kassel:* I believe there is a donation offer and perhaps we should not make the audience wait until the end of the meeting.

*Supv Berube:* The gentlemen in the front row was here last night and offered to donate a sailboat to the HROA; which we kindly told you thanks for coming to the meeting, but you are at the wrong organizational meeting. Now you are at the right place.

*Mr. James Murray:* My wife and I bought a property here about three years ago, but had a sitting tenant and were unable to move in. We moved in a few months ago and just love it. There are so many about living here, I am almost 82 years old and this is going to be the last property we live in. One the many things that appeal to us here is access to the lake, the fishing, the restaurant, everything is perfect. When we actually moved in we were totally devastated to see that the main attraction for us, the little sailboat, is gone now. We have a sailboat that we had in the lake in Kissimmee at our previous home that we would be happy to donate to the community. I have sailing instruction qualifications and if anybody wanted to come to learn to sail I would be happy to give my services to teach people to sail as well. My question to the Board is – is it possible that we could donate our boat and put it in the water?

*Supv Berube:* The first question to Counsel is are we okay with accepting a boat donation?

*Mr. Qualls:* I believe so.

*Supv Farnsworth:* Do you need to put together something?

*Supv Berube:* We may have a little problem. Do we have room to put a sailboat at the docks currently?

*Mr. van der Snel:* We do not.

*Mr. Murray:* It is 15-foot.

*Mr. van der Snel:* We just do not have the dock space.

*Supv Bokunic:* What would it take to make dock space?

*Mr. van der Snel:* We would need more space created to the existing dock, which is pending.

*Supv Berube:* We have two things going on with that – one is the ongoing resolution of permitting at Buck Lake going on by the current developer. Once that occurs and the permitting issue is settled then we can return to where we were five years with the expansion of the docks. We had planned all of it, there are plans in place, we had allocated money and the permitting fell apart so the expansion of the docks got put on hold. Now, the current developer is working through with the Army Corps of Engineers and all of that towards getting the permitting violations fixed. Once that occurs, should the Board decide we can back up to where we were five years ago and do the expansion of the docks which then gives us room to accept your boat. Timeframe-wise, I cannot tell you that, but I can certainly figure it out. I do not want to needlessly drag you through multiple meetings, but if we can get contact information for you, we can let you know when we need you back, fair enough?

*Mr. Murray:* Yes.

*Supv Kassel:* What is at the dock now?

*Supv Bokunic:* We have a bunch of kayaks that nobody ever uses.

*Supv Berube:* They are not on the dock space.

*Mr. van der Snel:* We have one 20-foot boat, two 16-foot boats, and two bass boats at this point and we have already moved the rescue boat to the other side of the boathouse to create access for the Tracker.

*Supv Kassel:* Do all of the boats get used on a weekly basis?

*Mr. van der Snel:* Yes. I am sorry I cannot fix it.

*Supv Berube:* I had a feeling the space might be a problem.

*Mr. Murray:* It is just that I have this boat and it is doing nothing. I am disabled so I cannot do an awful lot with it.

*Supv Kassel:* We would love to accept it. We need to be able to find space to be able to put it in the water.

*Mr. Murray:* I am paying \$60 per month just to keep it in here. I did not really want to sell the boat; I would rather donate it. Is there anywhere I could store it until the Board decides without the cost of having to pay \$60 per month?

*Supv Berube:* When we had the other sailboat, we did not necessarily dock it; we stored it.

*Mr. van der Snel:* We had it floating.

Harmony CDD  
November 29, 2018

*Supv Berube:* I understand what the gentleman wants to do; he wants to donate us a sailboat and get the \$60 a month off of his back which is reasonable.

*Mr. Murray:* Plus, the insurance I have to have for it.

*Supv Berube:* If we could just float it; it is not going to get a lot of use, but we floated one for years; is there something preventing us from floating it?

*Mr. van der Snel:* No.

*Supv Berube:* Are we okay with taking on this boat and putting it in floating wet dock position? It is not going to hurt anything it is going to be in the water. We can solve this gentleman's problem with the boat and gives us the impetus to move a little quicker with our dock situation.

*Mr. Murray:* It is a beautiful lake for sailing; it is perfect.

*Supv Berube:* Mr. van der Snel is going to give you his business card and you can get with him. Access to the lake has to be done by Old Melbourne Highway. We will get off of your hands, put it in the water and figure out the rest moving forward.

*Mr. Murray:* I will give you a call in a couple of days and we can meet up.

*Ms. Suit:* Do you have the information to it transferred?

*Mr. van der Snel:* Is it registered now?

*Mr. Murray:* Yes.

*Ms. Suit:* It needs to be transferred to the District and then from there we can insure it.

*Supv Berube:* Counsel will draw up some sort of document, bill of sale, donation paperwork or something and we will ask you to sign that saying you donated to the District and then we will take care of legalities and away we go. Thank you very much. Counsel, will you coordinate with the Field Manager as to what we need to do here?

*Mr. Qualls:* Absolutely.

*Supv Kassel:* We had some people join us late.

*Supv Berube:* Would anybody like to speak?

*Supv Bokunic:* Did you want to speak about the pool?

*An unidentified speaker:* I spoke with you on the phone about this; about the nighttime swimming maybe 9:00 or 10:00 p.m., depending on the time of the year.

*Supv Berube:* You are in favor of opening the pools beyond the current sunset closing provision.

*An unidentified speaker:* Me too, I am his wife.

*The unidentified speaker:* I bet a lot of people are.

*Supv Berube:* We are trying to figure that out before we make any rash decisions. You are the only two who showed up tonight to speak in favor and so far nobody has spoken against. This will be an ongoing discussion I am sure; nothing gets settled quickly here; especially when you are changing things. Thank you for coming and thank you for your input.



**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office of Newly Elected Supervisors Via General Election  
(Michael Scarborough – Seat 2; and Steven Berube – Seat 4)**

*Ms. Suit:* A Notary Public of the State of Florida administered the oath of office to Supv Scarborough and Supv Berube, copies of which are attached hereto and made part of the record.

**B. Resolution 2019-02 - Election & Designation of Officers**

*Supv Farnsworth* nominated *Supv Berube* as Chairman, and *Supv Scarborough* seconded the nomination. There being no further nominations, with all in favor, *Supv Berube* was elected Chairman.

*Supv Berube* nominated *Supv Bokunic* as Vice Chairman and *Supv Kassel* seconded the nomination. There being no further nominations, with all in favor, *Supv Bokunic* was elected Vice Chairman.

On MOTION by *Supv Farnsworth*, seconded by *Supv Kassel*, with all in favor, Resolution 2019-02, designating the slate of officers of the Harmony Community Development District, was adopted.

**C. Resolution 2019-03 – Recognizing Mr. Raymond Walls III**

*Supv Berube:* [Read Resolution 2019-03 into the record.]

[Applause]

On MOTION by *Supv Kassel*, seconded by *Supv Scarborough*, with all in favor, Resolution 2019-03, a resolution of the Board of Supervisors of the Harmony Community Development District recognizing the contributions of Raymond Walls III, was adopted.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes**

**A. October 25, 2018 - Regular Monthly Meeting Minutes**

*Supv Kassel:* I sent some corrections to Ms. Slaughter and she said she would get them in the record.

*Mr. Qualls:* The firm is Young Qualls, P.A.

On MOTION by *Supv Kassel*, seconded by *Supv Bokunic*, with all in favor, the October 25, 2018 regular meeting minutes were approved, as amended.

**FIFTH ORDER OF BUSINESS****Subcontractors Reports****A. Servello**

*Supv Berube:* I will ask the District Manager to give highlights of a meeting that took place this afternoon in the CDD office between CDD staff and Servello staff. There have been a few emails going back and forth over the past few weeks. It reached a fevered pitch this week and I asked the District Manager to step in and bring the parties back closer to the center.

*Ms. Suit:* We met and I think we all agree there was a breakdown in communication. Servello has said they recognize where the breakdown is on their and they will work on it. We came up with a new game plan as to how things are going to be communicated. From our end, we are going to make sure we are reaching out to them if we are not getting information from them. We will follow-up, but the initial information is going to come from Servello. Everybody hashed out their issues and both sides recognized what the issues were. They are easily addressable from a communication standpoint. The other matters we did not speak to, we just spoke to the issues at hand. I think when we are focused on one project it is not to start going off on the other projects and to stay focused on the one project. If there is an issue with the project, stop, regroup, work on the project and not start with the emails. We have to remember on Mr. van der Snel's staff there is one person doing irrigation and he cannot be in ten places at once and when we start getting off track the whole process, especially for an installation, get off track.

*Supv Berube:* You are satisfied, too?

*Mr. van der Snel:* Yes.

*Supv Berube:* I have a concern in that every month, clearly, people are spending a lot of time on digitizing the work being by Servello. I am sure Servello staff spends a lot of time putting together a report and following up on pictures, punch lists, emails going back and forth and concerns. I know you spend a lot of time with all of this going on and Supervisor Farnsworth has gotten to such a long spreadsheet of problems which seem to surface that I know you are spending a lot of time to keep it all organized and it has now rolled into a drop box. We are trying to cut grass, trim bushes, lift trees, pick the weeds, manage, and install projects here and there. It would be far nicer in the real world if we did not need all of this digitalization and reporting back and forth, if things were just running nicely and there was no tracking needed and spreadsheets, drop box and all of that. I do not know how we get there, but I know there is so much going on and so much email floating back and forth, I do not look at it anymore. I do not even look at the monthly report to tell you the truth because it is just more stuff. From my perspective, I do not know what the other Board members think. There are a lot of pictures, we get it every month, but we do not do a whole lot about it because it is this big troublesome thing.

*Supv Kassel:* I appreciate the reports. The general spreadsheet is useful and gives us some information; I do not know how we can improve that. The supplemental activity summary has gotten better. For the new punch list tracking report, when we see it in the agenda package, it has already evolved beyond that by the time we come to the meeting. There are a lot of back and forth in terms of the email we receive as CDD Board members, but I think I would rather know what is going on than be left in the dark. Even the reports in the agenda package are somewhat outdated it still gives me a picture of the kind of communication and issues that have been going on so I appreciate it from the perspective.

*Supv Scarborough:* Would it not simplify the matter, if they have to do the reporting, to use a live document. Everything is cloud-based now anyway; whenever you look, it is real-time so if there is a change it happens in real-time.

*Supv Farnsworth:* It is almost what the DropBox is if you wanted to use it.

*Supv Scarborough:* It is still a lot of information, but as far as communication goes, it eliminates email chains and trying to search through.

*Supv Farnsworth:* Specifically, what kind of record are you talking about, and where is it stored?

*Supv Scarborough:* Google docs or anything that is live/cloud-based. If they had a comment, question, a change, a problem, or whatever, you could click on it and see it live.

*Supv Berube:* My point was, I would rather not sit in a meeting every month and have pictures of all the deficiencies up on the screen. We are getting back to where we were with prior landscape companies, where we are beating up the landscaper month after month; there needs to be a better way and I am not sure what it is, but having pictures of deficiencies that roll, drop-off, get added, and him spending time doing it, and these guys spending time looking at it and updating it, this is fixed and that is fixed.

*Supv Farnsworth:* With or without pictures, you almost have to have a list someplace that the two of them can look at and say this needs to be done, this has been done, he agrees, and you go on to the next item. You need some kind of a list somewhere.

*Supv Berube:* You are missing my point; we should not have any deficiencies.

*Supv Kassel:* It is not realistic to believe there are not going to be deficiencies. I want to ask our District Manager what best practices there are in terms of managing this better.

*Ms. Suit:* I agree that the pictures and things like that are very time consuming. What I have had with the Field Manager's I work with in other districts is you put together an inspection report and you list the deficiencies. They have a timeframe for which to get the deficiencies completed. You give them the report, they have ten days or so to follow-up on the report, they should have addressed the deficiencies and made their comments whether it was addressed or not and why. That report goes back to the Field Manager and into the agenda package. It is an ongoing inspection report so you can see if something did not get done that month; it goes on the next month's inspection report.

*Supv Bokunic:* That is what we were doing before, correct?

*Ms. Suit:* The report was not doing an inspection, follow-up, update, comments, and move on to the next inspection report. If there are deficiencies that did not get done, they go on the next inspection report and you would hope the report would get smaller.

*Supv Berube:* We have the contractor with us tonight. Mr. Feliciano you are listening to this conversation, you are dealing with drop box, reports and everything else, tell us what you think.

*Mr. Feliciano:* It is time-consuming for me because I am involved, and being Vice President of Operations I am dealing with every aspect of the company. Mr. Miguez is the Account Manager here and I think it is time-consuming for him in some ways because he is a working supervisor. I do like the punch list we have created with other CDD's where stuff is listed and we have a timeframe to do it. You are going to have deficiencies, that is the bottom line, we are dealing with landscaping – plants, shrubs, turf, you are going to have some type of deficiency; nothing is perfect. I think it is no understanding why you are having deficiencies and secondly, the timeframe. I think if it is on here for more than a month it is too long. If I have to come in about it; it is too long. If it is a ton of deficiencies on property I would go back and question my manager as in why is Mr. van der Snel pointing all of this out. It may be something on some of the CDD properties we manage, we actually walk with and inspect the property as a group, the list is created and we give a timeframe for completion and if the two want to get back together to walk it to make sure everything is completed you do that. I think when you are doing pictures, some pictures are okay, but when you are sending pictures of everything single thing it is too time-consuming; it is a waste of Mr. van der Snel's time and a waste of Mr. Miguez time.

*Supv Berube:* I agree; there is a bunch of time going into making reports of bad looking stuff and maintaining those reports. To go back to your comment about walking, this is a huge property. Walking or drive this place in one shot is not practical.

*Mr. Feliciano:* You do not have to walk all the areas, your hot topics on this property are your focal point areas and your amenity areas and those are something you should focus on. Some of the areas you do not have to walk and maybe you can discuss those areas. One of the things that needs to happen and I am discussing with all the managers is we need to take more of a proactive approach where if it is grasses and such we should be educating you to say your grass is going to be this high right now and we will be cutting grass here.

*Supv Farnsworth:* That exact type of information should be in the monthly report we see; it is a fairly simple statement.

*Mr. Feliciano:* Some of what it is showing with the grass, I guess it was blocked in a certain area, so it should say trimmed back grasses of sidewalk area, will be cutting grass in February, something as simple as that, but we should also be more proactive and give Mr. van der Snel a list of plants and you will be seeing this out of the plant, we are not going to be cutting right now in dormant season and we will cut it and the same with turf. It is just taking a proactive approach to take some of the stuff off, you have to have a punch list, you want some type of tracking method on it, but at the same time, I think sometimes it is too much information.

*Supv Berube:* Before I forget, next month's meeting is early so whatever reporting we end up with for next month has to be in by the 6<sup>th</sup> or 7<sup>th</sup> of December. It is going to be a very short cycle.

*Ms. Suit:* I think the goal is to have an inspection report not so we are pointing all the deficiencies, the goal is to have the report and fix the deficiencies so when we get to the meeting those items are completed. If the items are not completed that is when it needs to be noted. I think where it gets off track is when we are pointing out all the deficiencies, we if are not making sure all the deficiencies are being taken care we are not serving the purpose of the Board which is to make sure they have a nice community. The main focus is to note the deficiencies, follow-up to make sure they are fixed and if they do not, then they have to answer to the Board.

*Mr. Feliciano:* I think part of the breakdown is we should be noting this stuff every week, and we complete something it should be noted that week. Where I get frustrated is at the end of the month I get a list of stuff, it has to be noted each week, especially if it has a timeframe on it. I do not mind a timeframe on it because if we cannot do it within that week or it is not the right time to do it then we need to state it right then. When you put something on there and it just stays there until the end of the month.

*Ms. Suit:* You have to take responsibility to do it. If he puts it on there, you have to follow-up on it and answer for it. I think with the report; he is noting all the things that did not get done in preparation for the meeting and the goal is to make sure all the items on the list get completed.

*Mr. Feliciano:* I get it at the end of the month and I see all of this.

*Supv Berube:* You had a meeting today about communication; everybody is involved. We have a short meeting cycle for next month, but if you could put your heads together to figure out how we are going to eliminate all these pictures and recordkeeping, some different way of acknowledging the deficiencies, a deadline date and some way of reporting it quickly so Mr. Miguez can be out there trimming grasses and everything else rather than spending a lot of time writing reports and updating them. If the place looks good, we really do not need a lot of reporting. It is when it starts to look bad that the reporting starts, the pictures get in the role and everything blows up. I think the meeting today was important and I think we all acknowledge this has gotten really big and we need to drag the deficiencies down to manageable reasonable level, with 998 acres there are going to be some, and figure out a way so you are not spending huge amounts of time tracking

Harmony CDD  
November 29, 2018

things on paper which is weeks old by the time we see it because of the meeting cycle. If it is old, it is no good, but if it is carried over and old, it is problematic. I think you get it and know where we are going, everybody has some ideas, package it up and we will go with that; fair enough?

*Mr. Feliciano:* One of the things I wanted to let the Board and I want to introduce Mr. Bryce Homann, he is actually the new install manager for Servello. He is going to be involved with all projects and some of his duties, once he gets his feet on the ground, is I will have him go property to property pointing out deficiencies and creating proposals. He has an extensive background with plants and turf; it will take a load off of Mr. Migues so he can do what he is paid to do.

*Supv Bokunic:* We would love for you to be more proactive. Bring ideas that other communities are doing, best practices; some with the forms, if other communities are doing something we are not and you think it is worthwhile.

*Mr. Feliciano:* Stated I think Supervisor Berube said it, sometimes simple is the best method and when you try to improve and complicate things that is where everything falls apart.

*Ms. Suit:* I have one I use with Servello in another district. I do not know if you like that one.

*Mr. Feliciano:* I do.

*Ms. Suit:* It is simplified and kind of gets to the point of here is the deficiency and here is the date it is due and you say completed or not completed, comment. Then they have a certain amount of time in between.

*Supv Farnsworth:* Do you keep that record?

*Ms. Suit:* The Field Manager creates the inspection report, notes the item that needs to be taken care of, notes the date by which it needs to be taken care of and once he does the report it goes to Servello, Servello has 'x' amount of days to clear up those deficiencies and to comment back.

*Supv Farnsworth:* You have the form.

*Ms. Suit:* Yes.

*Mr. Feliciano:* I have the form, too. We use it on two other CDD properties.

*Supv Berube:* Something different from what we are doing now is what we need.

*Supv Bokunic:* Agreed.

*Supv Berube:* It is clearly not getting us where we need to get.

*Supv Farnsworth:* Does that form get rid of the stuff we have been looking at in our reports so it is replaced with some other form that the Board will see?

*Ms. Suit:* It is an excel sheet inspection report.

*Supv Farnsworth:* I do not care what it is; it is something other than what we have been seeing.

*Supv Bokunic:* Is it going to replace or in addition to?

*Ms. Suit:* This is one report; I cannot speak to the reports they are giving you.

*Mr. Feliciano:* We can continue to do the checklist reports.

*Supv Farnsworth:* What we are trying to do is get something you are comfortable with.

*Mr. Feliciano:* The other report she is talking about that we use with the other properties, I like that report.

*Supv Farnsworth:* If that is what you are comfortable with it would probably be better to use.

*Supv Bokunic:* Mr. van der Snel what are you comfortable with?

*Mr. van der Snel:* I have to see it first then I will assess it to see if it works.

*Supv Berube:* Our District Manager is telling us it works somewhere else and Mr. Feliciano is saying it works somewhere else.

*Mr. Feliciano:* We have two properties where we are currently using it. We will go over it with Mr. van der Snel once we put our heads together.

*Ms. Suit:* They can tweak it so it not a generic form.

#### **i. Grounds Maintenance Status (*Work Chart*)**

*Mr. Miguez:* Reviewed the report noting the main complaint was weed control. On the weeks of the 8<sup>th</sup> and 15<sup>th</sup> there was a lot of hand pulling of weeds and Roundup. We also treated some fungus activity, and did some fertilization. We treated the sports field was fertilized as well aeration of the soccer field. On the week of November 5<sup>th</sup> proposal 597 was done, the sod removal project was started. On the week of the 12<sup>th</sup>, proposal 597 was installed; and in East Five Oaks, we started removing the sod.

*Mr. Feliciano:* Sod is actually completed. We went 1,000 feet over what we proposed at no expense to the CDD. I will get with Mr. van der Snel and Mr. Homann; I think there is another area I would like to address. I do not think it will be a proposal; we will just go ahead and do those areas. One of the things we spoke about in our meeting this afternoon is teaming up to evaluate the property as a whole with irrigation and maybe come up with some ideas where going into the summer we do not face a lot drought stressed turf areas. Maybe we can improve that approach. We talked with Brittan, and I can tell you he is an asset to your team. We want to work hand-in-hand and maybe bring in our irrigation manager, go through some areas together and work as a team to look at the ways we can improve the community.

*Supv Berube:* Whatever everyone is comfortable with. We mentioned the soccer field; I was there today and it is more or less green. There is a lot of brown.

*Mr. Feliciano:* It is going to be browner.

*Supv Berube:* You can tell there is some herbicide going on there, but the fact of the matter is there are two kinds of grasses growing there – one is not good-looking grass and the other is the Bermuda and is probably about 50/50 at this point. We are about halfway through the contract for improving that field. The one on Blazing Star looks somewhat better than the soccer pitch does. Where are we headed with the soccer pitch? If you kill all the none Bermuda grass, there is not going to be much left.

*Mr. Feliciano:* We are going to have somewhat of a cold winter; it has already started. I would suggest we go back in and cut it low. There is still going to be crabgrass there, but it is going to allow us to put the pot ash down which will strengthen the roots. This is what we did when we first took it and is why you have a little more Bermuda than you do crabgrass. It is going to go dormant, all of it, the Bermuda as well as the crabgrass. Our goal is to minimize the weeds as well as keeping it green because it is a huge expense. There are still kids playing on it so it is going to take a beating especially during the winter. I would not do anything with it right now.

*Supv Scarborough:* It is soccer season.

*Supv Berube:* We do not get a whole lot of soccer usage. The point is it is a soccer pitch and I am looking at that we are six months into a twelve-month package of special treatment on those fields and are we

throwing good money after bad to keep after it where we get to the end of the twelve months look at it and say that did not work, cut it all up and replace all the Bermuda.

*Supv Scarborough:* From my experience you probably are. It is an active field.

*Mr. Feliciano:* Most sports field budget how much they are going to replace each year. Yes, it is an active field, but it is not a sports area where they can afford to do that every year.

*Supv Berube:* What you are saying is continue with the special treatment plan going on, see what the winter dormancy does and in the spring at the end of the special treatment period, we look at the results to say yes, that was good or no it was not.

*Ms. Suit:* There is a request from a soccer organization to come in starting in January. Are you saying you do not want to touch this?

*Supv Berube:* Not necessarily, because if you read it carefully they do not want to use the field necessarily, they just need a space.

*Mr. Feliciano:* We are going to be focusing on weed control and during that time, we will be able to do more weed control through the property and not just spot weed control. Again, unfortunately, it is just a beat up soccer field, we will keep picking away at it and we need to keep it cut low.

*Supv Berube:* It is always cut and it exposes what is really there.

## **ii. Review & Evaluate Utility of Online Punch List**

[Previously addressed.]

## **iii. Proposal for Ashley Park Enhancements**

*Supv Kassel:* Where is Robellini Circle? This is the first I have ever heard of it.

*Mr. Miguez:* It is the center island as soon as you are walking into the entrance to the pool.

*Supv Berube:* Did the request emanate with you?

*Mr. Miguez:* Mr. Shawn. We had spoken about it and he said he would like a proposal to do something with it.

*Supv Berube:* What do you think, Mr. van der Snel?

*Mr. van der Snel:* I do agree the bushes around the fence in Ashley Park are deteriorated; they are not dead, but they are declining.

*Supv Farnsworth:* Why are they declining?

*Mr. van der Snel:* Age.

*Supv Bokunic:* What are those?

*Mr. Miguez:* It is the species Alabuccii. Not only is just the privacy hedge, but a lot of the Indian Hawthorne, Viburnum, and Spencim.

*Mr. Feliciano:* If I am not mistaken, that area has a lot trees in that area. Alabuccii and Viburnum do like sunlight. Indian Hawthorne is another drought tolerant plant that thrives off of sunlight; and with age buildup, you probably have mulch buildup around the root base; and then the constant shade.

*Supv Farnsworth:* Based on what he just said are you going to propose replacing it with something different?

Harmony CDD  
November 29, 2018

*Mr. Feliciano:* I have not looked at the proposal, but I think they did. I can go over the proposal and look at it to make sure the plant material is suitable for those areas.

*Supv Berube:* Are we finished with the pine tree installation? Is it done, up to snuff, and to your satisfaction?

*Mr. van der Snel:* Again, I was not happy with the staking process from the beginning, which I stated, and I am still not happy with it, but Servello has replaced the trees that died off. There is one that was leaning over to the ground that Mr. Feliciano said he would replace, but it was re-staked and there are three or four stakes now on one tree and brackets to keep it straight. I would advise to replace it. There was a concern from Mr. Miguez today that the three new trees needed water so we watered them. The other 42 trees are doing well. Again, I want to have out there that we did water sufficiently because if we had not all 45 trees would have died. However, three trees died which is a small percentage of the 45.

*Supv Berube:* With the exception of the bracketed tree, the pine tree project is completed to your satisfaction?

*Mr. van der Snel:* It is complete.

*Supv Berube:* The sod?

*Mr. van der Snel:* The sod has been completed. There were a couple of concern areas that Servello called "a back pallet"; but we pulled it up and it had growth, so it will come back. We will keep an eye on that area. Did you apply fungicide?

*Mr. Miguez:* I applied the first treatment and Horticulture will be here for a follow-up treatment. Before anything gets started, we applied fungicide so it will not be an issue in there. In two weeks, there will be a follow-up treatment.

*Mr. van der Snel:* For the turf project, we worked together and kept an open communication with Mr. Homann on cycles. It started with 17 cycles through the week and now runs on ten cycles of water. We created a special program in the clock and it was proven to get sufficient water. Today we assessed East Five Oaks and adjusted some spray heads.

*Supv Berube:* Those are the only outstanding projects we had with Servello.

*Mr. van der Snel:* We had the one tree on Cupseed which is still pending.

*Mr. Miguez:* It was taken care of this afternoon.

*Mr. van der Snel:* It was the one tree on Cupseed that died and has been replaced by one we still had in the nursery.

*Supv Berube:* Are you in agreement with the entire proposal or does it need to be dissected?

*Mr. van der Snel:* Dissected.

*Supv Berube:* Mr. Feliciano do you want to look at it a little more carefully as well?

*Mr. Feliciano:* I will get Mr. Homann involved and we will take a look at it.

*Supv Berube:* Why don't we table this and bring it back for December.

*Mr. Homann:* Concerning it is a pool it would be nice, instead of just doing one part of it if we could finish these sections in projects instead of doing little things here and there throughout the project. You used the phrase shot gunning and I would really like to start completing areas before we are moving around doing little things here and there so it does not look like we are doing partial work.



*Mr. Berube:* This proposal would get done all in one shot; it just needs more eyes on it to make sure everybody is on the same page before we jump ahead. I do not think we would break it up and say to a little here and a little there. If we are going to roll with this area at the pool, tear it all out, put it all in and be done with it.

## SIXTH ORDER OF BUSINESS

## Developer's Report

*Supv Berube:* The developer is not here, however, he was kind enough to send a letter late yesterday outlining his intentions, most of which have been made semi-public a little here and there. Now we have one cohesive proposal from the developer, but what is important here is also what is not in this letter. He has not made it public yet, but everybody is going to ask once you talk about Buck Lake what is going to happen to Cat Lake. The anticipation is Cat Lake will go into a mitigation bank. It gives the developer credits for putting the lake into a mitigation bank. It will basically preserve that lake and the surrounding areas in the condition it is in now. That is kind of tied into the non-payment of CDD fees and his answer to that is those CDD fees and O&M of that parcel to east where the Lakes Clubhouse is, he is going to pay the O&M and the taxes and get it out of the tax certificate sale process. That puts East Five Oaks to bed. Now we get to Buck Lake and what he is proposing to do is deed Buck Lake to the CDD and the lands to the front of it which he is calling BL-1, we know it as VC-1, on the assessment chart it is commercial and includes both those parcels so you have to separate it out when you look at the values. He is going to deed us the lake, the access path, the parking lot that is now his, the small area near the basketball court, the area that was affected by the land swap discussion, BL-1, all of that will come to us. The permitting that has been in question of Buck Lake he is going to finish at his costs which will get the permitting up to par so we can work on the docks and all that. We will get an access agreement drawn by us for what Harmony West is going to be able to use the lake for and largely the access agreement will mirror the access agreement we have to the lake now with the developer; it is the easiest thing to do. We were restricted in what we could do with the lake and Harmony West will have the same type of restrictions. That largely means no gas boats, which is what everybody is concerned about.

*Supv Bokunic:* It gives us the control of it.

*Supv Berube:* We have control of the lake. Considering that Harmony West is going to circle most of Buck Lake.

*Supv Kassel:* We will have to figure out how to regulate access because now it becomes CDD.

*Supv Bokunic:* How do you do that?

*Supv Kassel:* Just like we regulate the pools and access to the boats. Let us talk to our attorney about regulating access to Buck Lake.

*Supv Scarborough:* Meaning outside access?

*Supv Kassel:* Yes. Right now the lake is private property; it belongs to the developer. Just like our ponds if people want to come fish our ponds they are public property because they belong to the CDD. The lake will become public property because it belongs to the CDD and how do we regulate access to the lake so not everybody is coming and putting private vessels on our lake.

*Supv Scarborough:* Does that change because we have gated access? Does that change the dynamics just like the pools?

*Supv Berube:* Technically, we have public access to the lake now; because we have, as a government, regulated access through our agreement with the developer of who can use the lake. There is a public access agreement and nobody violates it now.

*Supv Kassel:* I do not think so. The agreement with the developer is so the CDD has access to the lakes not the public. The agreement is with the CDD but that does not mean the public has access to the lake. Once we own the lake however, it becomes public property so how do we regulate access to the lake?

*Mr. Qualls:* The key is the government can regulate access, but may not restrict access.

*Supv Farnsworth:* Please define the difference.

*Mr. Qualls:* Regulate means the public can come as long as they follow the proper rules to do so. Restrict means you prohibit the public from utilizing the lake.

*Supv Kassel:* They have to spend \$1,250 for a membership that allows them access to the pools, the lake.

*Supv Farnsworth:* It becomes one of our facilities, so it is regulated as any other facility.

*Mr. Qualls:* I believe that is correct, but I would want to research that specifically when we are talking about a lake. The lake is privately owned now so I would think dedicating the lake to the District that the District would be able to regulate like other recreational facilities.

*Supv Berube:* The important part is we would be able to have the ability to set those lake access agreements as the new owner of the lake. It is important to remember when we talk about the lake we are not going to own the lake, nobody does, the Department of Environmental Protection owns the lake. We own the land under and surrounding it; if we get it.

*Supv Bokunic:* We control the access.

*Supv Kassel:* The developer currently owns a buffer around the lake which this does not address.

*Supv Berube:* Yes, it does. A deed will have to be drawn up; it is #3, the boundary will probably be the seasonal high water mark of the lake.

*Supv Kassel:* There is additional land the developer owns between the extent of the CDD property now and the high water mark of Buck Lake. That is still going to be developer owned. The lake side of the path that Lakeshore Park, Long Pond Path, where the backside stops being mowed is where developer property starts and then it runs up through the lake. There is conservation area between our property and the high water mark of the lake that currently belongs to the developer. Is he going to deed us that too?

*Supv Berube:* #3; before that line, "we will need to develop a legal description for the lake." This is where Counsel comes in, if we want to get land surrounding the lake this is where we get it put into the legal description of the lake.

*Supv Kassel:* It is a question for the developer.

*Supv Scarborough:* I cannot see him wanting conservation.

*Supv Kassel:* The only reason he would want it is because he could use it or sale it for mitigation which is what he is doing with Cat Lake and a lot of other conservation lands that are not going to come to us.

*Supv Berube:* We have several questions and it is great that we have these questions. The big one is the money this is going to cost. The way this works out is, if you leave out the O&M because there is no money spent there until you do the operations and maintenance. Our concern is the debt because we are forced to pay the debt or default on it; that is the key here. VC-1 works out to about \$28,375 per year in debt payments. There are 17 years left, because it runs through the 2015 bond issue. It is \$482,000; and that is your cost of acquisition of this whole thing. When you look at it on a yearly basis, it is \$28,375 per year; and you asked

Harmony CDD  
November 29, 2018

where we are going to get that in the budget; we finished our street lighting project this year, already and are putting aside \$330,000. The money is in the budget.

*Supv Scarborough:* You could almost cover the 17 years.

*Supv Berube:* In two years, you could pay it off, if you looked at it that way.

*Supv Kassel:* The question we had not really gotten an answer to was would spreading that debt amongst the rest of the lots bring us above the debt ceiling per lot. We were waiting on an answer from our management company.

*Mr. Qualls:* There were so many iterations of this proposal that we heard through time and I agree, that is a question we would need to analyze.

*Ms. Suit:* We did; we sent you the update with all the questions.

*Supv Kassel:* I do not recall that it answered the question about whether it would increase the amount of debt per lot above the debt ceiling.

*Supv Berube:* I think the direct answer to your question is it probably will because we are almost at the debt ceiling. What are we truly doing here – we are trading debt for something of value.

*Mr. Qualls:* What I view is just like when other pieces of private property have been dedicated to the District you can no longer assess that property. This property, if it is accepted by the District, you can no longer levy and impose non-ad valorem assessments.

*Supv Kassel:* We still have to pay the debt.

*Supv Berube:* We are not adding any debt.

*Supv Kassel:* We still have debt we have to pay on it.

*Mr. Qualls:* You have less assessable acres and I thought I heard you are finding dollars in your budget to cover the fact that now you have property that you can no longer assess.

*Supv Berube:* We are not adding debt; we are required to pay the debt on those acres no matter what. What we have right now is a developer who says I am not going to pay it and it has not been paid this year. If we let the cycle run without doing anything about this, tell him no, I can tell you what he is going to do, he is not going to pay it and next year's tax bill is going to come up, it is going to run to the county and it is probably going to go to tax sale and nobody is going to buy it again and in five, six or seven years all of the land will escheat to the County, we will have gotten nothing, we not own the land anymore, and we will have Osceola County owning a piece of land dead set in front of Buck Lake and our access agreement to the lake will be gone at that point; it may be gone before then.

*Supv Kassel:* I do not think anybody is arguing that we should accept the parcel if we can. I do not think that is the argument or the question.

*Supv Berube:* Are we doing the right, legal thing?

*Supv Kassel:* The question is - are we making a mistake in terms of what we are allowed to do according to Florida Statute.

*Mr. Qualls:* The answer, and the way I analyze any proposed real property donation or devise, one of the specialty general powers of your District is to accept property. You have the authority to accept a donation or devise of real property. Legally our opinion is this is a policy decision that the Board has the legal authority to make.

*Supv Farnsworth:* It does not affect any legal or exceed the limit?

*Supv Berube:* No.

*Supv Kassel:* That was a concern before and I am not sure why it has not been addressed.

*Supv Berube:* I think it has been addressed because we are not adding any debt.

*Supv Farnsworth:* I did not say you were.

*Supv Berube:* The debt is fixed and we are required to pay it.

*Supv Kassel:* We are distributing that debt amongst fewer lot owners.

*Supv Berube:* We are distributing the debt amongst the exact same number of lot owners.

*Supv Farnsworth:* We become one of the lot owners in this case and I do not know how that works.

*Supv Berube:* We are taking the people's money and shifting it from O&M and debt payments and we are taking a little bit of that which is already in the budget to acquire real property; a property with some value, a value we have no way of setting. The bucket of debt and the acres involved remains the same.

*Supv Farnsworth:* I do not think that was the basis of the question as I heard it. We understand that and agree with that.

*Ms. Suit:* There will be an increase in O&M; is that what you are asking?

*Supv Kassel:* No, because it is not part of the debt ceiling.

*Ms. Suit:* I would have to look at your bond documents.

*Supv Berube:* All of the money to cover this is in the budget; you are just shifting it from one bucket to a different one. We are already guaranteeing the bond debt. If the developer does not pay, we already did it this year; we took \$53,000 out of the budget the debt that was not paid. We have already set the precedent.

*Supv Bokunic:* That was a one time.

*Supv Berube:* Do you know how much the developer is paying this year in CDD fees? It is almost \$1 Million. What happens when he gets aggravated when the next tax bill comes in and he says I do not want to pay any of it. Are we going to reach in the bucket and grab \$1 Million to cover it all to prevent a default? This is the risk.

*Supv Bokunic:* That is why we have an attorney.

*Mr. Qualls:* What we would, depending on the outcome of your policy decision, I would suspect your motion is you are only going to do this if the professionals tell you it is doable. We need to analyze the question; I think it is a fair question and I think we are analyzing it in a little bit different way. I read the statute that says you can accept real property what that means in effect is there is less acres to impose and levy assessments on which means the District has less assessments coming in so either the budget has to be changed or you have to find a way to cover that shortfall. These are the questions that need to be analyzed and now that we have a concrete proposal, we should be able to analyze it.

*Supv Bokunic:* Which we got yesterday.

*Ms. Suit:* I think the email I sent you awhile back, and I just forwarded to you again, answers those questions.

*Supv Kassel* MOVED to approve acceptance of the developer’s proposal to the District for Buck Lake and the VC-1 parcel, in principal, pending approval by the Management Company and District Counsel.

*Supv Bokunic:* Are we at that point, where we need to?

*Supv Berube:* Yes, we need to accept this and have District Counsel and District Management move forward on analyzing the questions and making sure, now that we have a concrete proposal, that it fits all the legal criteria.

*Supv Scarborough* seconded the motion.  
On VOICE vote, with all in favor, the motion was approved.

*Supv Kassel:* The shift for my mom’s caregivers is at 8:00 p.m. and I would like to be back for that if possible.

*Supv Berube:* You can go anytime you like.

*Supv Kassel:* There is a topical discussion item that I think Supervisor Farnsworth would like me here for.

*Supv Berube:* If it gets close to time and we have not done it, we will move it up.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Engineer**

[There being none, the next item followed.]

**B. Attorney**

*Supv Berube:* We already covered the sailboat donation. One thing we have to consider is Mr. Walls was the liaison for the Davey litigation. Mr. Walls is no longer here and we need to have you set up a new liaison.

*Mr. Qualls:* Far be it from me to determine who has the time and who has the most knowledge. I can work well with anyone.

On MOTION by *Supv Kassel*, seconded by *Supv Bokunic*, with all in favor, appointment of *Supv Berube* as liaison to District Counsel in the Davey litigation was approved.

*Mr. Qualls:* The Hardscape World contract for the pool pavers was executed. Someone brought up pool lighting, keep in mind there are very stringent statutes on what the lighting would have to be at night. Congratulations Supervisor Scarborough, welcome. I am going to say this and it is sincere, but may sound a little puffery, this is a fine example of a good government in action. I represent some CDD’s that are pure chaos and nothing gets done. This is a wonderful government in action and I think one of the reasons why, we

Harmony CDD  
November 29, 2018

gave you a real long memo talking about what a CDD is, my law partner wrote Chapter 190, but I can distill that 20 page memo down to one statement – there is only one purpose of a CDD, it is not a general purpose local government like a county that does all sorts of things, there is one purpose and that is to maintain horizontal infrastructure and here you have the related power of maintaining recreational facilities. That is it so many districts we represent get into all manner of things under the sun and it has nothing to do with what a district is. It is long term maintenance at high sustained qualities of infrastructure is the single purpose of this District. Now, I am purposely wanting to put the fear of God into you because it is important. Two things – one is a quick overview of the Sunshine Law regarding open meetings. All governments in Florida who have a Board may only discuss government business in the Sunshine, meaning at a publicly noticed meeting that is open to the public. This is the place to discuss District business. Where it gets interesting in the law is when we enter digital communication into the equation. An email from you to another supervisor and back could be a Sunshine violation if the email pertains to something that is going to come before the Board in the future. Any email you get from another District member, do not reply. Any email you get from your manager or our firm to all District members, do not reply all. Those are the basic rules of thumb. It gets more interesting – a text message back and forth could be construed as a meeting if you are discussing official government business that is going to come before the Board at a meeting. Where it gets even more interesting is Facebook. I understand it is a great way to be in touch with residents and there is nothing wrong with that. We advise not using Facebook to talk about stuff that is going to come up at a future meeting. While there is nothing wrong with you sending it, if one other supervisor was to respond, the Attorney General has already said that is a meeting. If you have serious sanctions for that, ethics complaints which are a giant mess, you only get to fund your defense of that complaint through government resources if you prevail. If you do not prevail, you were acting outside the scope of your position as a supervisor. We even say two supervisors could be at a barbeque and talking about stuff that has nothing to do with District business, we go so far as to say to avoid even the appearance of undue influence. It is a little weird to say you could not be at a barbeque talking about football; but if somebody saw you, who knows what they would think. What I am not saying is you cannot talk to residents; the residents put you on the Board to get feedback and to bring their position to the Board. What I am saying is do not discuss that electronically or otherwise with other Board members outside of this meeting. Now, Florida Public Records Law. Florida has the broadest public record law in the country, the law is simple – all records of a government are public records unless there is an exemption. Exemptions are for things like social security numbers, some law enforcement officers are able to get their home address exempt, but even so you still have to turn over all the other parts of the record you would just redact the portion that would be exempt. If you receive a public record request to your District email, forward it to your District Manager. The law says your District Manager is the custodian of public records. There is a great level of expertise at Inframark and our firm and a lot of what we do representing governments is dealing with public record requests. I have clients you have been government officials for years and they will say things like “I am sending you a text message because text messages are not public records,” guess what it does not matter the medium upon which you communicate government business, the medium is irrelevant. You can use a carrier pigeon or a hot air balloon, you can write it on a chalkboard I do not care it becomes a public record. Keep it simple and put in writing only what you have to and do that through your official CDD email account; that way it is easy to keep track of. Here is a headline right out of the papers – Martin County Commissioner and a Former Commissioner Arrested on Public Records Violation Charges – they refused to turnover text messages and were arrested, there are criminal charges. I just read a case out of the Palm Beach district where somebody mixed their private text messages with government text. The court ordered they all be given and they will sift through what is public and what is not. Pick up the phone and call. There is no email I wrote 30 days ago that I would not word a little differently if I was looking at it again. All records are public if they involve government business, if you keep it to your email account and there is a request it is easy to get those to the District Manager and the person who requested the records. The mode in which you communicate is irrelevant, you do not get around it by texting or writing it

Harmony CDD  
November 29, 2018

on paper, all would be an official public record. You are going to have questions, just call us. It is all in the notebook I provided you. Again, thank you for dedication and your public service.

*Supv Bokunic:* Just to bring this all home, we have had people watch what we talk about on Facebook and not only send formal request for Facebook, but also for text messages.

*Supv Berube:* There are people who watch, read into things, and believe they know something. Most of the time they are wrong, but occasionally there is fire where there is smoke.

*Supv Bokunic:* In one instance, Supervisor Berube's wife commented on something that I commented on, and they asked for complete records of everything.

*Supv Berube:* It was my wife and I did not even know she did it and all of a sudden somebody is asking what about this. One other thing, you can communicate with anybody outside of these five seats, but before you hit reply all look at the address line at the top and make sure none of the other Board members are involved in the reply all. Sounds like a big deal, but it is easy to make a mistake.

*Ms. Suit:* Also, when you send me an email or a request and say can you ask the Board this – I cannot poll the Board in between meetings. If it is something to go on the agenda that is one thing, but I cannot ask the Board, "Should we put this on there, do you want us to do this?"

*Supv Berube:* She cannot act as a conduit between Board members.

### **C. Field Manager**

- i. Facilities Maintenance (Parks, Pools, Docks, Boats, etc.)**
- ii. Facility Use Records (Inclusive – Boats & Other)**
- iii. Resident Submittals (Facebook & Direct)**
- iv. Pond Maintenance (Chart & Map)**

*Supv Berube:* We are working with Mr. van der Snel and Mr. Mark Hills from the Association on the commercial vehicle parking area. We are putting numbers together for an expansion of that because the two largest parking spots available are running at 100% occupancy and it is time to expand that. The small spots are running at about 75% to 80% occupancy and it looks like the leases are set up for one year. We are going to undertake an expansion and have talked to the engineer. The land is already mapped out; we have Google maps.

*Supv Scarborough:* What does it add?

*Supv Berube:* Depending on where the lines end about 60% more space, give or take.

*Supv Farnsworth:* It does not take anything away from the garden.

*Supv Berube:* No, it is going in the back. You are going to spend some money, but the demand is there for it and is increasing every day. We are fronting the money, but it comes back from the rental of the spaces.

*Supv Scarborough:* It is a big business.

*Supv Berube:* We are significantly underpriced as we are finding out and why it is so busy, but that is okay.

*Mr. van der Snel:* I apologize for the sound system. I have another amplifier at the office that I will swap out for the next meeting.

*Supv Berube:* Were those part of the package we bought or are we using their amplifiers?

*Mr. van der Snel:* This is not ours. I can look for another speaker and I will swap it out the next time. Does the Board have any concerns or questions on my report?

*Supv Kassel:* Thank you for the tractor proposed use summary.

*Supv Berube:* Every month we bring Servello in and beat them up. Your long-term outlook on their status? We are entering another year with them and are contracted through September 30<sup>th</sup>, what is your prognosis of their ability to keep this place going?

*Mr. van der Snel:* I think they have the ability to and I think they have the professionalism to; it is the communication part that is a struggle with them. With the install manager coming onboard, and as I said in the meeting, I really need one person I can communicate with if there is an installment going on. Mr. Miguez is the onsite supervisor we have to loop each other in, but it can also be very confusing for everybody if we loop more people in. We did agree that if there is another project coming on we will cc the necessary people. For instance, Britten will be cc'd on all communication because irrigation is an important part of the install. I do think Servello is willing to make it happen; it is the communication that is struggling. I said today the purpose of communication is to work together not to be against each other. That is what we have to learn to understand; communication is a team effort and not a deficiency report.

*Supv Berube:* Do you need more direct involvement on a routine basis from the District Manager, or is that just adding complexity to what should be a simple situation?

*Mr. van der Snel:* Actually, the District Manager suggested in the next project she will be involved so she can see how things evolve in a project and where the glitches might be.

*Ms. Suit:* I suggested they put together an initial plan. Things happen whether Britten gets backed up with something else or Servello does not stick to it, Servello then needs to follow-up with a new plan, what is the next date they are going to get it done. What happens is they stick with that and these guys are running around trying to figure out what is going on and I said absolutely not. Once you have to change the schedule you are going to send out a revised schedule so that everybody knows where they are. Mr. van der Snel will also follow-up if anything on the field schedule changes. If there is a mainline break and Britten is backed up the schedule will change and Servello will have to adhere to our schedule, we do not adhere to theirs.

*Supv Bokunic:* There seems to be a lot of finger pointing. All these emails go back and forth all month long.

*Ms. Suit:* That is the reason I stepped in. Basically, what I said was what is happening is there is the initial frustration and then all of a sudden the emails get so off track about the matter at hand, then it is the finger pointing and it has to stop. I think it is a level of frustration that causes that, but Servello needs to be putting together a schedule and thinking outside the box and if something changes they will have to change their schedule, but they have to let these guys know so they can adjust. If these guys cannot, then Servello is going to have to figure out another way to do it.

*Supv Berube:* We are spending a lot of time with Servello tonight for the second time. The reason is, everybody knows we are contracted with them through September 30<sup>th</sup> and the contract may roll again on October 1<sup>st</sup>. We have to watch very closely what is going on because if we are going to make a change in landscaping, no matter what it is, it is not an overnight reaction. If we do the same thing we have done four or five times in the past and go to RFP we know that takes times, you get backed into a corner and are tight and have to make quick decisions. The flip side of that is, if we are going to do this ourselves, we cannot build a landscaping team overnight, either. We have the luxury of having the contract and being able to monitor this carefully and making sure we do not get to next July, August, September and find ourselves between a rock and a hard place again.



*Supv Scarborough:* Getting to some of the deficiencies, I have noticed the sod they are replacing seems like a lot of the same areas that were replaced last year.

*Supv Berube:* I am not sure we replaced any last year.

*Mr. van der Snel:* It was what Davey did. The problem is the sod Davey used was terrible.

*Supv Berube:* They did not use any soil amendments or anything.

*Mr. van der Snel:* The sod itself almost came dead. They redid the sod, but the quality they used was so bad.

*Supv Berube:* They knew they were on the way out and they were just appeasing us.

*Mr. van der Snel:* It was a quick fix.

*Supv Berube:* That is the deal; I am asking you and the District Manager to watch this carefully because in another couple of months we are going to have to make some serious decisions as to where we are going to go. At some point this all becomes public and once Servello finds out we are contemplating making a change or doing something, once that occurs we know from past experience it is going to go downhill quickly. We have to watch this carefully because it is slowly becoming a repeat of what we went through with Davey. A lot of pictures and yelling back and forth, emails, District Manager is involved saying everybody has to smarten up and it is not getting a whole lot better.

*Supv Kassel:* What Mr. van der Snel said is now they have a new guy, a new system.

*Supv Berube:* This is the third Install Manager they have had since they have been with us.

*Supv Scarborough:* What does not change is they are only capable of doing what their budget is going to allow them to do. I can tell you from 15 years in the business there is a big difference between Servello and ValleyCrest. If we had ValleyCrest here, they would come in, we would say, how are you doing, it looks great, and they would leave.

*Ms. Smit:* I have to disagree. I have all of these vendors at different districts and it changes. Servello is great at some, and BrightView great at some, but not good at others. It is based on the team, there is a lot more involved in it.

*Supv Berube:* The onsite manager makes all the difference in how things run. If you remember Davey, for the first three years when John and Garth were here as the managers onsite and had free rein of the place, we were happy. They came to a meeting it was five minutes of conversation, we would say we have this problem and this problem, and it would be taken care of by the next meeting. Then somebody said we are spending a lot of money in Harmony, the cost cutter showed up and it went downhill from there. We have never really had a good onsite manager from Servello. There have been three onsite managers and several install managers. I do not want to pick on any people, but this is the reality, we have played this movie before and it is the same movie playing out again and we are heading down to the same bad result.

*Mr. van der Snel:* Whatever the Board decides, CDD field services, the team is ready to do this in-house if it comes to that.

*Supv Kassel:* I am strongly against that; I think it is a bad idea. It requires a lot of expertise, a lot of equipment that we do not have and would be very expensive to acquire, and would preoccupy us from probably other necessary maintenance issues aside from just landscaping.

*Supv Berube:* You are not talking the same size crew, you understand that.

*Supv Kassel:* I understand that.

Harmony CDD  
November 29, 2018

*Supv Berube:* We are going to have to make a decision; tonight is not the time. It is out on the table, we had a meeting today, we have to proceed to watch this in the next few months, and we have to make a decision.

*Supv Farnsworth:* The day may come, but like Supervisor Kassel, I cannot see that being done by September. Someday, probably, but I am not sure it can be done that quickly.

*Supv Berube:* We could staff a crew and have equipment here in 60 days.

*Supv Farnsworth:* I will not deny that. Until we get this land we do not have a lot of the facility that you need to support that activity.

*Supv Kassel:* you need hundreds of thousands of dollars in equipment.

*Supv Farnsworth:* A place to store it; there is a lot of other stuff that goes into this.

*Supv Kassel:* Personnel, supervision, repairs, expertise and we will not be able to do it as cost effectively as a landscaper who is in many communities because they have the resources to buy in bulk.

*Supv Berube:* They do not have our resources to buy in government contracts.

*Supv Farnsworth:* I cannot debate cost effectiveness until you get far enough into it.

*Supv Berube:* The first year of the CDD going into the landscape business is a breakeven of what we are spending now. It is breakeven and the second year you are \$150,000 ahead because you take the equipment out of it; that is how it works out, I have already done the math.

*Supv Farnsworth:* I would like to see that math sometime; I might argue with it.

*Supv Berube:* We got it; we are running long. We have to keep our eyes on it; it is very clear as to where we are going with landscaping. It is the single biggest contract we manage, it is what makes this place look nice and it is incumbent upon us to make sure we get it right ongoing.

[Supplemental Topic 1]

*Mr. van der Snel:* I have a request, but I did not put it in the package. For the last four years I have, around Christmastime, given staff a gift out of my own pocket which I did not mind, but I would like to ask the Board if they would consider giving staff a Christmas / end of the year bonus at a number to be determined by the Board.

*Supv Berube:* What are you proposing for a number?

*Mr. van der Snel:* A half a cent of a year's salary.

*Supv Kassel:* I can see this as something a for-profit organization would do, but do other governmental organizations give Christmas bonuses?

*Mr. Qualls:* This is an interesting one. Typically, bonuses are frowned on in Tallahassee. My government clients who are constitutional officers do not give bonuses. You can have merit-based incentives. I am not suggesting a bonus per say is illegal, what I am saying is it tends to leave a bad taste in Tallahassee.

*Supv Farnsworth:* Why does it have to be called a bonus and why does it have to be a percent? In other words, you just made a gift to all the staff of \$100; it is not based on a percent of anything, it is just a present.

*Supv Scarborough:* Are you referring to direct governmental staff?

*Supv Farnsworth:* These are, sort of.

*Supv Berube:* We are in a unique situation here.

*Mr. Qualls:* We are in a unique situation.

*Supv Berube:* We do everything at the advice of District Counsel and District Counsel heard this request and his initial response is I am uncomfortable with this. I do not want to blow out the candles early, but you heard the reality.

*Mr. Qualls:* When you were setting the pay scale that is in the Employee Manual was there not room in there for some increases?

*Supv Kassel:* Merit based.

*Mr. Qualls:* Do not call it a bonus; it is a merit. Let us look at the policy, I feel like there was a provision for it, but I do not remember.

*Supv Berube:* We did talk about bonuses and we took it out.

*Supv Kassel:* We would have to look at it.

*Mr. Qualls:* I think there was wiggle room, but we would have to look at existing policy.

*Supv Bokunic:* I would support it.

*Supv Berube:* We are getting tough on time for this to be able to be done for Christmas, so my quick calculation says that at ½ percent of the base salary including the taxes and fees would come to less than \$1,000 to give everybody a bonus at that number. Is the Board comfortable, if it is legal to do, that if District Counsel says yes?

[The consensus of the Board was yes.]

*Mr. Qualls:* It should be easy to figure out; it is in the manual we put together.

*Supv Berube:* If there is the ability to make it work.

[Supplemental Topic 2]

*Mr. van der Snel:* On December 4<sup>th</sup> our 20-foot boat will be coming in.

[Supplemental Topic 3]

*Supv Berube:* [Speaking to Supv Kassel,] we can move you up if you still have time.

*Supv Kassel:* Supervisor Farnsworth had pointed out [**Ninth Order of Business**, below] to the District Manager about the fact that there are some pages the developer used to support with regard to green living in Harmony. I gave Supervisor Farnsworth contact information for Mr. Mark Hostetler at the University of Florida. He contacted him, and he essentially said it would cost \$4,000 to update because this is pretty old now. 'Living in Harmony' is what it is called and there are things about using water wisely, energy efficient living. It is \$4,000 to update it and \$2,000 or \$2,500 per year to keep it updated.

*Supv Kassel:* [Continuing,] there was something else I have as a request, which I contacted Ms. Suit about, and she said bring it to the meeting. Last year or the year before, we approved the reprinting of some of the panels that go in the kiosks. I only did half at that time and I would like approval to print the other half. Mr. van der Snel has them at his office and every six months they are supposed to rotate out. They are the local equivalent of information for anybody passing by to have a better understanding of some of the principals the community is built on and we try to maintain.

*Supv Berube:* These files exist now somewhere in digital form and need to be printed and we know where they got printed the last time.

*Supv Kassel:* Yes. I have them and the contact information. They are big files; if I have approval I can contact the vendor.

*Supv Berube:* What do you think it is going to cost?

*Supv Kassel:* Under \$1,000.

On MOTION by *Supv Berube*, seconded by *Supv Bokunic*, with all in favor, *Supv Kassel* having kiosk signs printed at a cost not to exceed \$1,000 was approved.

[*The record will reflect Supervisor Kassel has left the meeting.*]

{*Following Topic Discussed Out-of-Order – Moved Up In Order-of-Business*}

**NINTH ORDER OF BUSINESS**

**Topical Subject Discussions**

**A. Discussion of Non-Support re: Sun Terra Developer  
– as Posted on The Harmony CDD Website**

*Supv Bokunic:* I am not in favor of updating the website.

*Supv Farnsworth:* Even Professor Hostetler basically kicked the can down the road.

*Supv Bokunic:* That information is available on the internet.

*Supv Berube:* How did this get put on the agenda? Did you bring it up?

*Supv Farnsworth:* I brought it up because it shows up [on the website].

*Supv Berube:* I saw redlining where you put a note there that says this is old information. Did you put that on the page?

*Supv Farnsworth:* No. That is their [UFL’s] note.

*Supv Berube:* That is good enough for me, leave it alone.

*Supv Scarborough:* Who maintains it?

*Supv Farnsworth:* Originally, Starwood set it up and funded it. The question was - do we want to do anything with it or do we want to ask them to take it down.

*Supv Bokunic:* I would take it down.

*Supv Berube:* Take it off our website and leave it on theirs.

**EIGHTH ORDER OF BUSINESS**

**District Manager’s Report**

**A. Financial Statements for October 31, 2018**

**B. Approval of: #223 Invoices, Check Register and Debit Purchases**

On MOTION by *Supv. Berube*, seconded by *Supv. Bokunic*, with all in favor, the Financial Statements for October 31, 2018, Invoice Approval #223, the Check Register, and the Debit Purchases, were approved.

**C. Consideration of Motion Assigning Fund Balance**

On MOTION by *Supv Berube*, seconded by *Supv Bokunic*, with all in favor, the motion assigning Fund Balance was approved.

**D. Discussion of District Manager Special Topics****i. Consideration of Management Fee Increase**

*Ms. Suit:* We had discussed at the last meeting Verbatim versus Summary Minutes and during the discussion it came across as the Board wants the Verbatim Minutes, but they would be willing to entertain a management fee increase based on the fact that we have not had one.

*Supv Bokunic:* If I remember right, it was tabled. I was open to Summary Minutes, but would change that position now and say I absolutely do not want Summary Minutes.

*Ms. Suit:* This takes out the idea of Summary Minutes and leaves them at Verbatim because that was the direction the Board was sort of going.

*Supv Bokunic:* I disagree with that.

*Supv Berube:* I disagree too. What we said was we have three votes for switching to Summary and two people were very vociferous that they wanted to keep Verbatim Minutes.

*Supv Bokunic:* I would rather have them Summary; I have changed my mind.

*Supv Berube:* I agree with you; however, we have two supervisors who say they use the Verbatim all the time, whether that is true or not, I do not know.

*Supv Farnsworth:* If we go with this change to Summary Minutes, this is like falling down a well and there is no way back.

*Supv Berube:* That is okay.

*Supv Bokunic:* That is alright.

*Supv Farnsworth:* In my opinion, there is nobody on this Board so high on the management food chain that they deserve nothing but Summary Minutes. If you want Summary Minutes, that is exactly what she [pointing to District Manager, Kristen Suit] gives you each month. She is giving you that right now. If that is all you want to see, she is already giving that to you.

*Supv Berube:* We are getting Verbatim Minutes.

*Supv Farnsworth:* Ms. Suit, with her notes, is giving you a summary of the meeting.

*Supv Berube:* The business of the meeting.

*Supv Farnsworth:* Are you afraid of being misquoted, or of being accurately quoted?

*Supv Bokunic:* I got a hit by a neighbor who has threatened to sue me and threatened to sue the Board over some position we took, and I am not going to go into any more detail; I do not even like the video being out there. They are trying to access information and go word for word of what we said and they are going to sue us over it. I am not afraid of anything we did, but people can sue anybody over anything. I would rather give less information than more information. That is my personal opinion, because I do not want to be sued.

*Supv Berube:* Exactly what I mentioned before when we were talking about the landscaper. The

conversation we had about the landscaper is now public record, it is on Facebook, and it is going to be in our Verbatim Minutes. I know the gentleman who runs Servello went back last year and read when we had conversations after they left. I do not care that they see it, but the problem with that is it ties our hands just a little bit because they can read what we are thinking about doing in advance. It is almost like Discovery in a courtroom; you have to put it all out there on the table and sometimes you do not want it all in Discovery yet. It needs to be filtered and edited and is why I agree with Supervisor Bokunic; the less we put out into the public spectrum, the better off we are. I think District Counsel would agree with that as well.

*Mr. Qualls:* What I would say is these are public meetings that are open to the public and transparency is important. Anyone who wants to come to the meeting and write anything down they want and all of that; it is an apple and an orange. There is no hiding anything at these meetings, nor would the Board ever suggest that was a good idea. Here is what I have noticed is that sometimes, as much as somebody tries to take verbatim minutes, it does not always necessarily happen.

*Supv Berube:* When you read them carefully they do not come out right sometimes.

*Mr. Qualls:* This recording is a public record somebody could listen to the recording. There are pros and cons – most of the clients I do Minutes for I tell them if you do not make a motion and a second and there is a vote on that, it is not getting in the Minutes just because.

*Supv Berube:* We are off topic. Let us go back to Inframark's request for a fee increase. That is really what this is about.

*Ms. Suit:* At the last meeting two Board members were adamant about Verbatim Minutes and the rest of the Board basically said if these two Board members were that adamant they did not want to go down that road. So, then the discussion moved to if you think a management fee increase is really where this is going which was not the initial direction, it was about the Minutes, but it lead to that so we decided to put together a memo of the management fee increase based on the fact that we have not had an increase since 2012. We also decreased in 2015 the special assessments fees by \$3,000. Had we gotten the 3% increase each year, we would have been at basically a \$14,000 increase. What we are proposing is a \$9,000 per year increase.

*Supv Berube:* Here is the rebuttal. Going back to 2012, and I do not remember what it was, it was Severn Trent Services at the time, they did something, and if I remember right, we had employees here that were managed by Severn Trent, and this Board had always governed the pay and the rules of how those employees were going to be paid. We put 3% into the budget that year for salary increases for the field services staff and Severn Trent took the 3% and declined to give it to them. They said no, these guys work for us and they are going to go by our rules, and some of them may get a pay decrease. At that point we told Severn Trent this deal was going to end and as far as I am concerned until Severn Trent decides that this customer is important and quit screwing things up you will never get another increase, that 3% is gone. Then the following year something else happened, a big screw up that cost us a lot of money. Severn Trent, to my admiration of them, said you are right, we blew it; we will pay you back. They paid it back through reducing the monthly fee and spreading it out over a period of time. We got through that one and the following year something else happened, we lifted up a rug and there was another Severn Trent miscue and it cost some money. Severn Trent again stepped up and said we are going to pay you back. My words at the time, and Mr. Gary Moyer, the previous District Manager, said we have this 3% thing, and I said you can tell Severn Trent until they go a period of time with no foul ups they are not going to get the 3%, you do not reward bad behavior by giving more money. Every single year there has been a problem. Now you have run through most of 2017 pretty well; now we come to 2018 and we get into emails. Emails went to hell, bluntly. For months and months, Mr. Koncar ignored the email situation, you came in at the tail end of that, it was a disaster and emails are important. You just heard District Counsel say email is the way you communicate, they are archived, they are

Harmony CDD  
November 29, 2018

tracked, and none of that was happening and none of us had good emails. It went on for nine months. Quite by accident, we figured it out at this end what the problem was and explained it to the IT guru they have and we fixed the email. This year's foul up was email. Was there a cost to the District; maybe, maybe not, we do not know what it is, it was another screw up. I just do not get coming to this Board when it is time after time and say we want more money. You get more money for good service. We talked about bonuses before; he wants to give the guys bonuses because he is a nice guy and our guys do good work. If they were all terrible workers, we would say that are you crazy, get out of here. Having said all of that, Severn Trent {Inframark}, is probably deserving of some sort of increase along the way because it has been a long time. Here is what I propose, this is what we are paying Inframark right now in real numbers, copies and postage we do not have any control of that, records storage – that is a crock, \$150 per year give, me a break; office supplies - \$300 per year – again we have no control over it; postage and freight, FedEx almost \$1,000 per year for Inframark to ship paperwork back and forth between their offices, and they do not care whether it is wasteful or not because we pay the bill. When you add up all those top lines, Inframark gets \$58,534 and now we are going to go to the special assessment – they did not take \$3,000 off because they were nice guys six or seven years ago, they took \$3,000 off because they fouled up the tax roll preparation they sent to the Tax Collectors office, they blew it and it came back. They are still charging us \$8,822 every single year to do tax roll prep which is part of the job. They have to do it one way or the other, but they charge us extra for it. It is the punch of a keystroke on a computer and email the file to the tax collector's office that we pay \$8,822 for, it is a crock. Then we have records preparation and filing, which is Verbatim Minutes, for \$1,320; a total of \$68,676. Now that I went through all of that, what is the point? I would like to see one management fee for everything. Include all those items in one fee, if you waste money on copies and postage that is up to you, if you waste money on record storage – you have to store our records somewhere, why should we pay for it. If you use too many paperclips for \$300 that is on you, if you want to waste all that dough on FedEx, that is on you.

*Ms. Suit:* I hear what you are saying, but have you looked at any other management firm's contract – they all do that. If you are thinking somewhere down the line you are going to find a firm that is going to say we are not going to do that, go find them, because the reality is they all do it and they all lay it out like that. It is a cost to us to do business, this is not us nickel and diming you and we are thinking we can find five cents on that copy. The mentality is this is the cost of doing business; the reality is we are losing money on this District; it is not that we are not making money; we are losing money on this District. There have been errors and I do not discount that at all. We have paid those without question; so that, in itself, I think is kind of unique because not a lot of firms will just step up and pay that. I think going through the nuances of all this stuff is not the issue; the reality is we have not had an increase, we are losing money on this District, we have stepped up when errors have been made and paid them. We are asking for a \$9,000 per year increase and the Board can make that decision if they want, however they want to go with it. We can debate all of these things.

*Supv Berube:* Here is my proposal to the Board, we combine all of that stuff into one management fee number, and I would like to see the special assessment; and let's make that \$62,500 per year.

*Ms. Suit:* I do not think Inframark is going to negotiate. They want an increase and if you say no we are not, going out RFP is the option, but to start trying to negotiate the reality is these are the numbers and we are asking for a \$9,000 increase. Taking away from one part and adding to another does not do the increase; that is what they are asking for and it is up to the Board. I enjoy working with this District and I think I have brought a lot to the table. I understand there have been issues in the past, but the reality is they have paid for them. It is up to the Board.

*Supv Berube:* If they had not spent all that money on the mistakes they would have been making money on this District.

*Ms. Suit:* It has nothing to do with those errors. I looked at the numbers and we are losing money on

Harmony CDD  
November 29, 2018

this District based on the fact that there is a lot of time consumed with this District. I would say for the most part a lot of managers do not require a lot of assistance, but some of the managers do require a lot of assistance which I do not think you realize when you are doing the emails back and forth and the requests.

*Supv Berube:* Let us talk about that point. Supervisors and you, everybody that interacts with the District Manager must understand that every time her clock clicks she does not necessarily bill us for that time, but she records for all that time and it goes back to Inframark, every hour she spends, every minute she spends. It ends up with all that District Manager time coming back at as now as “we are not making any money at the District”. We have to be careful with that when you pick up the phone to call.

*Supv Bokunic:* Do people abuse that?

*Supv Berube:* Some things get out of control, yes. There are a lot of emails that go back and forth.

*Ms. Suit:* When people start and I get email after email, and it is not really related to a decision the Board has made, somebody wants this or that, you have to understand to that when somebody gets upset about something and sends an email to all the wrong people in my firm, rather than sending it to me, guess what everybody opens it and if they look into it they are billing those hours. If they are sending it to somebody else saying it is not me, that is time out of their day.

*Supv Berube:* You are telling me you do not want to change the way this is billed. You do not want to combine and make this a simple monthly fee at some number. You want to keep the five line items at the top.

*Ms. Suit:* I do not think they want to do that; it is just not the way they do it.

*Supv Bokunic:* We are asking you to redo your whole accounting process.

*Ms. Suit:* And how we bill for every district. The amount you are talking about is \$2,400 or \$2,500.

*Supv Bokunic:* The point you are making is, if we do not accept what you have asked in the increase, then you are going to walk.

*Ms. Suit:* I have to go back to my firm with it.

*Supv Farnsworth:* Do you mean to say it that strongly?

*Supv Bokunic:* That is basically what she implied.

*Supv Farnsworth:* Before you say it that strongly, let me ask; are you open to something less?

*Ms. Suit:* No, the firm is not open to that. I have looked at the numbers with them, I have gone over the numbers with them, I have seen what the loses are, and that is aside from what we have paid back; this is just year over year. Honestly, in reviewing the numbers, I feel \$9,000 is acceptable.

*Supv Berube:* There is no doubt we get a good deal from Inframark for managing this. Here is why; the HOA pays Association Solutions \$5,000 a month to manage a \$160,000 budget and a bunch of other ancillary items. At \$4,665 per month for basic management services this is probably a pretty good deal considering it is a \$4 Million plus budget, but that is not really the point. When you look at the whole thing it is not really \$4,665 per month. It is going to be \$67,000 per year give or take so you are over \$5,000 per month, but that includes the special assessment tax roll prep. I have some concerns about the way this came about. I get what they want to do. Asking us to make it retroactive does not fly.

*Ms. Suit:* I think we are getting off course; the reality is we are looking for a \$9,000 increase.

*Supv Berube:* The second thing is, it is not budget time and you want to plug \$9,000 into the budget. Clearly we have the money, but that is not the point. Inframark knows how this process works; you want an increase, you come at budget time and say we need an increase. Having said all that, I really do not want to go



Harmony CDD  
November 29, 2018

through the RFP, I do not like the position we are being put in at this time, and I think there needs to be a little bit of pushback; so what I am going to suggest to the Board is we do a prorated increase of \$4,500 starting December 1<sup>st</sup>, and then revisit this at budget time which starts in April or May.

*Ms. Suit:* Based on that it would not be until October because you are visiting you budget, but it would not be in place until October.

*Supv Berube:* My point is we have to fit it into the budget.

*Ms. Suit:* As you said, you do have it in the budget. If you started it for next year it would not be during the summer, it would be next October because that is when your budget would begin.

*Supv Berube:* I am against doing a budget revision for something that is none emergency. It is an emergency in your viewpoint, but not in mine and my fiduciary duty is to those folks out there whose money we are spending. This is always a negotiating thing. I have three other people surrounding me, Supervisor Bokunic, what do you think?

*Supv Bokunic:* When did you come onboard?

*Ms. Suit:* I think I came to the first meeting in March and took over as District Manager in May or June.

*Supv Bokunic:* If this had come prior to that or even the first couple of months I would have said let us go out for an RFP. It has gotten so much better since you got here.

*Supv Berube:* This is not a referendum on you. This is on your company with the service.

*Supv Bokunic:* Being the second newest guy on the Board, I do not have the history the others have. I think there are bigger fish to fry than us worrying about this relatively small amount of money. I would be okay with the increase as it is.

*Supv Farnsworth:* Right now, retroactively?

*Supv Bokunic:* Not retroactively, going forward. I understand Supervisor Berube's wanting to pushback. He has done a great job of keeping your prices low for a long period of time. I think in the scheme of things, it is a minimal amount and I would support it.

*Supv Farnsworth:* I come back to my original question – are you amenable to something other than a step increase; such as a scaled increase over three or four years?

*Ms. Suit:* That is the way it was supposed to work, but for some reason in 2012 that stopped. The bottom line is, no, they are not.

*Supv Farnsworth:* Well, then I have a problem. If there is no negotiating room, then I have a problem.

*Supv Berube:* To be honest, nobody has ever negotiated it, you are the first one.

*Ms. Suit:* That is what I am saying; they have not gotten the increase since 2012, which is in the management agreement.

*Supv Berube:* There is no management agreement, we never signed it.

*Ms. Suit:* You never signed a management agreement?

*Supv Berube:* It ran out and no one ever asked us to sign a new one.

*Ms. Suit:* It does not run out.

*Supv Berube:* We have not looked at the 3%.

Harmony CDD  
November 29, 2018

*Ms. Suit:* They recognize that. I am saying they have more than paid for their mistakes and they have also paid back for the mistakes. Inframark is much less expensive than most of the District Management firms. You are getting good service now; you do have a firm in itself that I think is willing to step up when a mistake is made.

*Supv Berube:* I am going to walk you back six months. Do you remember those days? Was your level of frustration pretty high?

*Ms. Suit:* My level of frustration was very high.

*Supv Berube:* I get it. As Supervisor Bokunic said, I have done a good job keeping these numbers down low for a long time.

*Supv Farnsworth:* I look at your claim of a 3% increase per year, so forth and so on, and you truly expect, and get, this from other districts, as a standard 3%?

*Ms. Suit:* Yes. Your contract is like that.

*Supv Berube:* The contract was like that in the beginning until we stopped it. Supervisor Scarborough, what do you think?

*Supv Scarborough:* My question is simple; are they worth \$67,500; or whatever that number comes out to?

*Supv Bokunic:* That is pretty much what I asked in my mind.

*Supv Scarborough:* If they are worth it, then they are worth it.

*Supv Farnsworth:* That does not go back to an automatic 3% per year increase.

*Ms. Suit:* We did not state that.

*Supv Scarborough:* I do not care about any of that; I just want to know if they are worth \$67,500.

*Mr. Dan Leet:* I think if they have made their position clear, if we are happy with their service, and we do not want to go through an RFP, then it is pretty straightforward.

*Supv Scarborough:* Where I would negotiate is retroactive.

*Supv Bokunic:* That is off the table; it is going forward.

*Supv Berube:* It is a \$9,000 increase at this point, no sliding scale; \$9,000 until we have this battle again. Right?

*Ms. Suit:* You are anticipating something I cannot say.

*Supv Berube:* You are not going to reinstitute the 3% slide.

*Ms. Suit:* No.

*Supv Scarborough:* Will you get confirmation on the retroactive.

*Ms. Suit:* It will start after this meeting, so December. I am going to assume, like any vendor, they will ask the Board for an increase year to year but whether they get it or not.

*Supv Berube:* This is going against my better judgment, and when something happens I am going to remind you all of this.

MOTION made by *Supv Berube*, to accept the proposed Inframark management fee increase in the amount of \$9,000 per year, but not retroactive, with increase to start with the December billing cycle, was seconded by *Supv Bokunic*.

*Supv Farnsworth*: That breaks down the \$9,000 into 12 equal monthly installments. It is still something to pick up in this year’s budget.

*Supv Berube*: We will figure it out.

On VOICE vote, with all in favor, the motion was approved.

*Ms. Suit*: Thank you.

*Supv Bokunic*: Do not let us down.

*Supv Berube*: When you speak to Mr. Tarase or Mr. Koncar directly, this is the wrong way to do it; coming in asking for retroactive and doing it well outside the budget cycle. I know they look at our budget and know there is money there, and it is available, and I get it; but that is not the point.

*Ms. Suit*: To be fair, I do not think it came up until we got into the verbatim thing and then when the Board was going back and forth on it and wanted to keep verbatim minutes. They were looking at the numbers and I agree with you if we want to do it next year that is what we need to do.

*Supv Bokunic*: Please do not do this in the future.

**a. Definition of Verbatim Minutes**

*[Previously addressed.]*

**b. Meeting Transcription Information**

*Supv Farnsworth*: This was part of the verbatim discussion. What started me on this was the fact that there was a mention that the number of pages had increased. Well that was bull crap, they have not.

**c. Review of Increase Rationale**

*[Previously addressed.]*

**ii. Meeting Action Items**

*[Previously addressed.]*

**E. Facilities Usage Applications**

**i. Lakeshore Park Soccer Fields; {Timing & Use Imprecise}**

*Ms. Suit*: There was a request to use the soccer field, but I do not know how much use they want of it and I do not know if you want people on the field at this point.

*Supv Farnsworth*: It appears they are not even looking for the soccer field itself, just a space for small kids.

*Supv Berube:* A couple of things; this is a commercial entity that charges money and teaches little kids how to play soccer based in Orlando. They have some people from Harmony who show up in Orlando or wherever they are close to here, and said if you could bring this to Harmony that would be nice for us. I have no idea what the participation residents is going to be. It appears they need a square area for kids from two to eight years old. They are not clear on what times they want to use it, how many days, and how many kids.

*Ms. Suit:* They are saying 30 to 40.

*Supv Berube:* If you read it carefully, it says we need a flat grass space of about 10 by 20 feet, close to the restrooms since the program is geared towards young kids. A soccer field is not required. What I do not see is how many days. Obviously, we have to charge for this because that is our policy, but the only way we can charge for this is how many days and what do they need. This has to be returned for information, specifically how many days and how many hours do they want to use it.

*Supv Farnsworth:* We are guessing.

*Supv Bokunic:* We need more information.

*Supv Berube:* Let them know there will be a minimum charge of \$250. It may go more than that depending on how many hours they want to use it.

*Supv Scarborough:* What does \$250 cover? What does that get them?

*Supv Berube:* It gets them minimum usage. If they want 40 hours at \$5 per hour which is our minimum fee that is \$200, but we always charge a \$250 minimum.

*Supv Scarborough:* They get quite a bit.

*Supv Berube:* These soccer things charge these kids a lot of money and they always complain to us about the fees. If it was purely Harmony residents, I would be a lot more amenable to smoothing it out. This is an Orlando based corporation. Return for more information please.

## **NINTH ORDER OF BUSINESS**

## **Topical Subject Discussions**

### **A. Discussion of Non-Support re: Sun Terra Developer – as Posted on The Harmony CDD Website**

*[Previously addressed.]*

### **B. Consideration of Extended Pool Hours**

*Supv Berube:* We heard one person say they want extended pool hours. What does the Board think?

*Supv Farnsworth:* I am afraid of what the cost will be.

*Supv Berube:* The only cost will be installing the lights.

*Supv Scarborough:* The electricity.

*Supv Farnsworth:* Sooner or later staff has to show up.

*Supv Berube:* For ten years, those pools operated with no staff. Thanksgiving Day and the day after were CDD holidays; technically no staff and the pools were open. You do not have to staff the pools.

*Supv Scarborough:* There were parties and sex.

*Ms. Suit:* There is a certain wattage of lighting that is required at night.

Harmony CDD  
November 29, 2018

*Supv Scarborough:* Can you get that from LEDs?

*Ms. Suit:* No, it is very expensive lighting that has to be installed.

*Supv Berube:* It is \$10,000 to light the pool.

*Supv Scarborough:* That is not bad.

*Supv Berube:* The pool already runs 24/7 with the heating, cooling and filters. The cost to run the pool is identical; the only cost of doing this is for the lighting.

*Supv Scarborough:* How are you going to get people out of the pool?

*Supv Berube:* You do not; the pool is open.

*Supv Farnsworth:* All night?

*Supv Berube:* Yes.

*Mr. van der Snel:* Field Services has worked very hard to make the pool a safe place and all bets are off after this 24-hour open time.

*Supv Berube:* You probably all saw the Facebook post where 190 people said we want later hours and about 50 people said we do not want later hours. I am just feeling out the Board since only two people showed up at this meeting to say, "Yes, we want it." A crew of two from the same house does not tell me there is an overwhelming demand from the residents. It is going to come up on Facebook again and I want to know the feeling of the Board, in general, not how long it is going to be open. Are you in favor of potentially lighting the pool to make it legal to stay open later?

*Supv Farnsworth:* Are we talking only the main pool?

*Supv Berube:* Yes. Only the main pool because it is away from houses.

*Supv Bokunic:* I am in favor of seeing how much it would cost.

*Supv Scarborough:* I am not against it, but there is more to be discussed.

*Supv Farnsworth:* If we can there.

*Supv Berube:* If the residents bring it up again, I will challenge that they need to bring it to the Board, and they need to come to the meeting so it can be hashed out in more detail. 190 people three weeks ago said yea, yea, yea.

[Supplemental Item.]

*Ms. Suit:* I had one other item. PoolSure has offered if you pay upfront a 5% discount. I do not know that this Board likes to pay for anything upfront.

*Mr. van der Snel:* Not with them.

*Supv Berube:* Not enough of a discount.

## TENTH ORDER OF BUSINESS

## Supervisors' Requests

[There being none, the next order of business followed.]

Harmony CDD  
November 29, 2018

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by *Supv Berube*, seconded by *Supv Bokunic*, with all in favor, the meeting was adjourned.

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Kristen Suit  
Secretary

---

Steven Berube  
Chairman

## **Fourth Order of Business**

**4A.**



**4Ai.**

## Servello & Sons Status Report a/o 12/10/2018 HARMONY CDD SCOPE OF SERVICE / FREQUENCY CHART

Frequency	Type of Service	1-Oct	8-Oct	15-Oct	22-Oct	29-Oct	5-Nov	12-Nov	19-Nov	26-Nov	3-Dec	10-Dec	EVENTS
<b>Turf Mowing/Trim/Blow</b>													
42 (per year)	Bahia	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓		40 of 42
52 (per year)	Sports/Bermuda	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	51 of 52
42 (per year)	St. Augustine	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	40 of 42
12 (per year)	Meadow Grass Land	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	12 of 12
42 (per year)	Hard Surface Edging	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	40 of 42
18 (per year)	Soft Surface Edging	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	35 of 18
42 (per year)	Line Trimming	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	39 of 42
<b>Turf Weed/Disease Control</b>													
3 + 48hr Service call	Bahia			X ✓	X ✓								6 of 4
3 + 48hr Service call	Sports/Bermuda			X ✓	X ✓								9 of 4
3 + 48hr Service call	St. Augustine			X ✓	X ✓								6 of 4
<b>Turf Fertilization</b>													
3 + 48hr Service call	Bahia			X ✓	X ✓								5 of 3
3 + 48hr Service call	Sports/Bermuda			X ✓	X ✓								8 of 3
3 + 48hr Service call	St. Augustine			X ✓	X ✓								5 of 3
<b>Turf Pest Control</b>													
3 + 48hr Service call	Bahia			X ✓	X ✓								4 of 4
3 + 48hr Service call	Sports/Bermuda			X ✓	X ✓								4 of 4
3 + 48hr Service call	St. Augustine			X ✓	X ✓								4 of 4
1 (per year)	Top Choice												of 1
<b>Shrub / Bed Detailing</b>													
4 to 6 week rotation	Shrub Pruning	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	40 of 38
4 to 6 week rotation	Shape Ornamentals	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	40 of 38
4 to 6 week rotation	Ground Cover	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	40 of 38
4 to 6 week rotation	Remove Tree Suckers	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	39 of 37
4 to 6 week rotation	Weeding	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	39 of 37
4 to 6 week rotation	Trim POOL Palm Trees to 15'												4 of 12
<b>Tree Pruning</b>													
Maintain Height Only	7' Clearance Walkways												5 of 7
Maintain Height Only	15' Clearance Roadways												5 of 7
<b>Tree / Shrub Care</b>													
3 (per year)	Fertilization												1 of 3
6 (per year)	Inspect / Treat												1 of 6
<b>Mulching</b>													
1 (per year)	Beds / Tree Rings 2"												1 of 1
1 (per year)	Playgrounds												1 of 1
1 (per year)	Privacy Berms												1 of 1
<b>Annual Flowers</b>													
4 (per year)	Flowers(1600 per change out)												3 of 5

Week Number

per/Year

Tasks  
Calendar Year 2018

## Servello & Sons Harmony CDD Grounds Maintenance Supplemental Activities Summary

N  
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V  
E  
M  
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R

11/05/2018	Proposals Miscellanea	Proposal #597, sod removal started on East Five Oaks.
11/12/2018	Maintenance Proposals Miscellanea	Proposal # 597, sod installed on East Five Oaks and sod removal on West Five Oaks.
11/19/2018	Maintenance Proposals Miscellanea	Sod proposal #597 was completed.
11/26/2018	Maintenance Miscellanea	Oak Tree on Cupseed was replaced.

D  
E  
C  
E  
M  
B  
E  
R

12/03/2018	Maintenance Horticulture Irrigation Arborist Requests Proposals Miscellanea	Applied a fungicide application of Heritage to all new turf areas on West Five Oaks, Catbrier Dog Park and East Five Oaks.
12/10/2018	Maintenance Miscellanea	Applied granular Ant bait per Gerhard's request to Townsquare for an event.
12/17/2018	Maintenance Miscellanea	
12/24/2018	Maintenance Miscellanea	
12/31/2018	Maintenance Miscellanea	

**4Aii.**



261 Springview Commerce Drive  
DeBary, FL 32713  
Telephone 386-753-1100  
Fax 386-753-1106

Date	Proposal #
10/19/2018	1384

Submitted To
Harmony CDD Gerhard van der Snel 210 North University Drive Suite 702 Coral Springs, FL 33071

Project
Harmony CDD 313 Campus Street Celebration, FL 34747

**Scope**

We propose to furnish the following scope of work to complete Harmony CDD.

**Bedding Plants**

**Ashley Park enhancement project**

The following proposed hours are to remove the declining plant material at the pool entrance, privacy hedge, and the removal of the Ligustrum tree.

Description	Quantity	Unit	Price
Remove declining plant material	60.00	Hr	2,400.00
<b>POOL ENTRANCE</b>			<b>0.00</b>
Dwarf Firebush	48.00	3G	720.00
Trinette-Scheff. Arboricola	77.00	3G	1,155.00
<b>ROBELLINI CIRCLE</b>			<b>0.00</b>
Confederate Jasmine	40.00	1G	256.00
Trinette-Scheff. Arboricola	20.00	3G	300.00
<b>INSIDE POOL ENTRANCE</b>			<b>0.00</b>
Trinette-Scheff. Arboricola	14.00	3G	210.00
<b>RIGHT SIDE OF POOL</b>			<b>0.00</b>
	11.00	3G	165.00

Bedding Plants

Ashley Park enhancement project

The following proposed hours are to remove the declining plant material at the pool entrance, privacy hedge, and the removal of the Ligustrum tree.

Description	Quantity	Unit	Price
Indian Hawthorn			
Trinette-Scheff. Arboricola	20.00	3G	300.00
Podocarpus "Maki"	66.00	15G	7,953.00
Crinum Lily "Queen Emma"	3.00	7G	169.95

Subtotal Bedding Plants	13,628.95
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Project Total	\$13,628.95
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Proposal #1384

Project Total

\$13,628.95

**Terms & Conditions**

Plant material is guaranteed for controlable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, Freeze, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

By: \_\_\_\_\_ Accepted: \_\_\_\_\_  
Servello & Son, Inc. Date Harmony CDD Date

The above prices, specifications and conditions are accepted. Not valid after 30 days. Full payment is due upon completion. All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.

## **Sixth Order of Business**



**6C.**

**6Ci.**

## November/ December 2018

### Facility / Park Maintenance Activities

- Routine cleaning activities – Including restrooms, trash and doggie potty removal.
- Inspected facilities for cleanliness and/or damage after each scheduled event
- Routine check on Play areas for safety and wasp nests.
- Finalized Pressure washing at Dock. Staining still pending
- Painting benches ongoing.
- Painting Soccer goal Poles finalized
- Pressure washing of pool building roofs and pavilion roofs finalized
- Quotes for Ashley Park pool Pergola pending.
- Repaired Swing at boardwalk.
- Replaced 2 dog potty bins.
- Request for additional Dog Potty station at Claybrick West side pending at this time.
- Supervisor Kassel has requested CDD Field Services to take over to change out of all the information boards in Harmony. This is pending.

### Ponds

- See Pond report.

### Irrigation

- All Clocks inspected & adjusted as needed.
- Maxicomm fully functional after repair with Maxicomm Specialist
- Repaired 1 mainline break.
- Created Maxicomm schedule for new Turf.

### Pools Operations

- Pools checked, chemically balanced and cleaned daily.
- Roofs of the pool buildings have been pressure washed

#### **Boat Maintenance**

- All propellers weekly checked and cleaned.
- Old 20ft Pontoon is on dry dock at the office.
- New 20ft Fishing Barge has been delivered and implemented in the reservation system for 2 hours maximum.
- Donation of sail boat still pending at this time of report.
- Damage occurred on the 16ft Suntracker Prop during a trip. Pending with resident.

#### **Buck Lake Activities**

- Boat Orientation held at the Dock, 3 Attended

#### **Access Cards**

- Approximately 10 ID cards have been made this month.

End of report

**6C.ii.**

# HARMONY CDD

## Gerhard van der Snel

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
11/14/2018	Larry Crouch	8:00 - 11:00 AM			2				X				
11/16/2018	Larry Crouch	8:00 - 11:00 AM			2				X				
11/16/2018	Melvin Ewen	12:00 - 3:00 PM			8	X							
11/17/2018	Larry Crouch	8:00 - 11:00 AM			2				X				
11/17/2018	Larry Crouch	8:00 - 11:00 AM			2				X				
11/17/2018	Madeline Visciano	9:00 - 12:00 PM			3	X							
11/17/2018	Robin Anne Walters	11:00 - 1:00 PM			6			X					
11/17/2018	Fernanda Nunes	1:30 - 4:00 PM			4		X						
11/18/2018	Donald Rice	7:30 - 10:30 AM		X	2		X						
11/18/2018	Steven Sepulveres	11:00 - 2:00 PM		X	6			X					
11/19/2018	Larry Crouch	8:30 - 11:30 AM	X		2		X						
11/19/2018	Cesar Caro	10:00 - 1:00 PM	X		5			X					
11/19/2018	Michael Goodhue	12:30 - 3:30 PM	X		2					X			
11/21/2018	Larry Crouch	8:00 - 11:00 AM			2				X				
11/21/2018	Luke Newcomer	9:00 - 12:00 PM			2		X						
11/21/2018	Reynaldo Milliam Velazquez	10:00 - 1:00 PM			6			X					
11/24/2018	Larry Crouch	8:00 - 11:00 AM			2		X						
11/24/2018	Cesar Caro	8:30 - 11:30 AM			5			X					
11/24/2018	Vincent Ang	10:00 - 1:00 PM			8	X							
11/24/2018	Fernanda Nunes	1:30 - 4:00 PM			4			X					
11/24/2018	Paul O'Leary	2:00 - 4:00 PM			4		X						
11/24/2018	Nicole Seago	2:00 - 4:00 PM			1				X				
11/25/2018	Donald Rice	7:30 - 10:30 AM		X	2		X						
11/25/2018	Jonathan Platt	7:30 - 10:30 AM		X	2					X			
11/25/2018	neville pennington	8:00 - 11:00 AM		X	1				X				
11/25/2018	Steven Sepulveres	10:00 - 1:00 PM		X	8	X							
11/25/2018	Kathryn Davis	10:00 - 1:00 PM		X	6			X					
11/26/2018	Larry Crouch	8:00 - 11:00 AM	X		2		X						
11/26/2018	neville pennington	8:00 - 11:00 AM	X		0				X				
			7	11	147	7	15	12	11	7	0	0	
			<b>Total</b>										
			<b>Passengers:</b>										
			147										
			<b>Total Trips: 52</b>										

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
11/28/2018	Larry Crouch	8:00 - 11:00 AM			2		X						
11/28/2018	Michael Goodhue	8:00 - 11:00 AM			2					X			
11/28/2018	neville pennington	8:00 - 11:00 AM			0				X				
11/28/2018	ELIZABETH MURRAY	10:00 - 12:00 PM			2			X					
11/29/2018	Nicole Seago	11:00 - 2:00 PM			1					X			
11/30/2018	Larry Crouch	8:00 - 11:00 AM			2		X						
11/30/2018	Sandra Nofal	10:30 - 12:30 PM			2			X					
12/1/2018	Larry Crouch	8:00 - 11:00 AM			2		X						
12/1/2018	Timothy Dwyer	9:30 - 12:30 PM			2			X					
12/1/2018	allen santacruz	10:00 - 1:00 PM			3			X					
12/2/2018	Donald Rice	7:30 - 10:30 AM		X	2		X						
12/2/2018	Robert Wood	8:00 - 11:00 AM		X	2					X			
12/2/2018	Timothy Dwyer	9:00 - 12:00 PM		X	2			X					
12/2/2018	Jonathan Platt	11:00 - 1:00 PM		X	2				X				
12/3/2018	Larry Crouch	8:00 - 11:00 AM	X		2				X				
12/3/2018	Le Drake	8:30 - 11:30 AM	X		2		X						
12/5/2018	Larry Crouch	8:00 - 11:00 AM			2		X						
12/5/2018	Le Drake	8:30 - 11:30 AM			2	X							
12/5/2018	Jonathan Platt	8:30 - 11:30 AM			2					X			
12/6/2018	Susan Mullins	7:30 - 10:30 AM			3	X							
12/6/2018	Jonathan Platt	8:00 - 11:00 AM			2					X			
12/7/2018	Larry Crouch	8:00 - 11:00 AM			2		X						
12/7/2018	Sue Murphy	9:30 - 12:30 PM			3	X							
			7	11	147	7	15	12	11	7	0	0	
					<b>Total</b>								
					<b>Passengers:</b>								
					147								
					<b>Total Trips: 52</b>								

**6C.iii.**



Facebook report November/ December 2018.

***On an average of 10 times per month new and existing residents contact me for information regarding obtaining Pool ID access Cards. This is filtered on this report.***

On November 30<sup>th</sup> a resident asked if the CDD supplies Fishing poles. Answered resident with No.

On December 7<sup>th</sup> a resident asked when the support boards will be removed at a tree in front of his house. Answered resident with Spring 2019.

End of report.

**6C.iv.**

### HARMONY CDD MONTHLY POND REPORT

Pond #	Name	Acres	D	A	C	P	G	S	November 2018	Treatment Plan	
Map Quickview, <a href="#">click here</a> . Internet access not required			SEVERITY: L1=minimal L2=moderate L3=significant L4=extreme - Blank indicates non issue.							* Se Clear G-Algae * Komeen Crystals-Hydrilla * SonarOne-Hydrilla * Diquat-Litoral plants	
Map links below require internet											
1	H-1	1.4							Littoral weeds treated	Round Up 25 gal	
2	H-1	1						L2	Littoral weeds treated	Round Up 25 gal	
3	H-1	2.3						L1	No treatment needed		
4	H-2	3.7	L1					L1	Littoral weeds treated	Round Up 25 gal	
5	Cherry Hill	2.8	L1						No treatment needed		
6	S. Long Pond	3.1						L1	No treatment needed		
7	N. Long Pond	3.1						L1	No treatment needed		
8	Dog Park Tr.	3.5	L1						No treatment needed		
9	Dog Park Tr.	1						L1	No treatment needed		
10	Dog Park	3						L1	No treatment needed		
11	Estates N.	1.8	L1						Littoral weeds treated	Round Up 25 gal	
12	Estates S.	1.7	L1						Littoral weeds treated	Round Up 25 gal	
13	Golf Course	1.5	L2								
14	Golf Course	1.5	L2								
15	Golf Course	4	L2								
16	Golf Course	3.4	L2								
17	Golf Course	1.4	L2								
18	Golf Course	2	L2								
19	Golf Course	5.3	L2								
20	Golf Course	3.5									
21	Golf Course	2.3	L1								
22	Golf Course	3.2	L1								
23	Golf Course	2	L1								
24	Golf Course	2	L1								
25	Golf Course	0.5	L1								
26	Golf Course	0.7									
27	Golf Course	0.7									
28	Golf Course	1.3									
29	Golf Course	1.2	L2								
30	Golf Course	2.3									
31	Golf Course	1.1									
32	Golf Course	2									
33	W. Lake	1.3	L1					L1			
34	W. Lake	0							Future pond, not active		
35	W. Lake	0							Future pond, not active		
36	N. Lake	0							Future pond, not active		
37	E. Lake	3						L1	Littoral weeds treated	Round Up 25 gal	
38	E. Lake	0.5						L1	Littoral weeds treated	Round Up 25 gal	
39	S. Lake	3.3						L1	Littoral weeds treated	Round Up 25 gal	
40	S. Lake	1.4						L2	Littoral weeds treated	Round Up 25 gal	
41	S. Lake	2.3	L2	2018 POND REPORT					Littoral weeds treated	Round Up 25 gal	
42	S. Lake	5.2	L1						Littoral weeds treated	Round Up 25 gal	
43	Waterside	3	L1						No treatment needed		
44	DOT	6							No treatment needed		
45	DOT	3.6						L1	No treatment needed		
46	DOT	2						L1	Littoral weeds treated	Round Up 25 gal	
47	Maintenance	0.4						L1	No treatment needed		
<b>TOTAL ACRES</b>		102.3							Total size (in acres) of all ponds combined		
<b>AVG. TREATED ACRES</b>		20.46							Average treated pond area is roughly 20%		

**Additional Notes:**

The cooler weather has stopped a lot of the weed problems we have been having around the ponds. They are looking very good at this time have been treating only problematic areas and have started seeing good results with the ponds treated. The lakes ponds problem with cattails has begun to change after spraying they are slowly dying and beginning to fall. Only problem noticing is the growth of baby tears in a few of the lakes ponds which is growing underwater. Very hard to treat due to they grow from the bottom of the pond

## **Seventh Order of Business**

**7A**

## MEMORANDUM

**TO: Board of Supervisors, Harmony CDD**  
**FROM: Helena Randel, Accountant II**  
**CC: Kristen Suit, District Manager**  
**DATE: December 10, 2018**  
**SUBJECT: November 2018 Financials**

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Please find the attached November 2018 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the annual budget and for expenditures to be at or below the annual budget. To assist with your review, an overview of each District fund is provided below. Should you have any questions or require additional information, please contact me at Helena.Randel@Inframark.com.

### General Fund

- Total Revenue through November is approximately 9% of the annual budget.
  - ▶ Non Ad Valorem Assessments Tax Collector collections are approximately at 9%.
  
- Total Expenditures through November are at 32% of the annual budget.
  - ▶ Administrative
    - ProfServ-Legal Services - Young Qualls, PA general counsel services through October.
    - Postage and Freight - FedEx services and reimbursements to Inframark.
  - ▶ Landscaping Services
    - Miscellaneous Services - Includes sod replacement, aeration, butterfly round about project and incidentals.
  - ▶ Utilities
    - Utility-Water & Sewer - The district installed sod resulting in the need for additional watering.
    - Lease-Street Light - Final OUC utility services invoice.
    - Buydown-Street Lights - Buyout Phase G and C-2
  - ▶ Operation & Maintenance
    - R&M-Pools - Rebuild kit, supplies and monthly control lease for Ashley Park.
    - Misc.-Contingency - Shell base, iPad and ancillary costs.
    - Misc.-Security Enhancements - Includes replacement of main board due to power surge.
    - Capital Outlay-Vehicles - Includes purchases of tractor with backhoe \$22,526.
  
- The general fund has loaned the series 2015 debt service fund \$53,231.95 to cover a shortfall.

**HARMONY**

Community Development District

*Financial Report*

*November 30, 2018*

**Prepared by**



**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	Page #
Balance Sheet - All Funds .....	1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund .....	2 - 4
Debt Service Funds .....	5 - 6
Construction Fund .....	7
 <b><u>SUPPORTING SCHEDULES</u></b>	
Non-Ad Valorem Special Assessments .....	8
Cash and Investment Report .....	9
Construction Schedule .....	10

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**HARMONY**

Community Development District

**Financial Statements**

(Unaudited)

**November 30, 2018**

**Balance Sheet**  
November 30, 2018

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2014 DEBT SERVICE FUND</b>	<b>SERIES 2015 DEBT SERVICE FUND</b>	<b>SERIES 2015 CAPITAL PROJECTS FUND</b>	<b>TOTAL</b>
<b>ASSETS</b>					
Cash - Checking Account	\$ 472,841	\$ -	\$ -	\$ -	\$ 472,841
Accounts Receivable	1,500	-	-	-	1,500
Assessments Receivable	23,406	15,002	13,423	-	51,831
Due From Other Funds	-	64,251	35,722	-	99,973
Investments:					
Certificates of Deposit - 12 Months	102,652	-	-	-	102,652
Money Market Account	239,273	-	-	-	239,273
Construction Fund	-	-	-	5	5
Prepayment Account	-	13,904	63,976	-	77,880
Reserve Fund	-	607,313	340,000	-	947,313
Revenue Fund	-	269,375	7,227	-	276,602
<b>TOTAL ASSETS</b>	<b>\$ 839,672</b>	<b>\$ 969,845</b>	<b>\$ 460,348</b>	<b>\$ 5</b>	<b>\$ 2,269,870</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 25,607	\$ -	\$ -	\$ -	\$ 25,607
Accrued Expenses	382	-	-	-	382
Accrued Taxes Payable	122	-	-	-	122
Deferred Revenue	23,406	15,002	13,423	-	51,831
Due To Other Funds	99,973	-	-	-	99,973
<b>TOTAL LIABILITIES</b>	<b>149,490</b>	<b>15,002</b>	<b>13,423</b>	<b>-</b>	<b>177,915</b>
<b>FUND BALANCES</b>					
<b>Restricted for:</b>					
Debt Service	-	954,843	446,925	-	1,401,768
Capital Projects	-	-	-	5	5
<b>Assigned to:</b>					
Operating Reserves	250,000	-	-	-	250,000
Reserves - Renewal & Replacement	99,188	-	-	-	99,188
Reserves - Self Insurance	50,000	-	-	-	50,000
Reserves - Sidewalks & Alleyways	93,208	-	-	-	93,208
<b>Unassigned:</b>	<b>197,786</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>197,786</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 690,182</b>	<b>\$ 954,843</b>	<b>\$ 446,925</b>	<b>\$ 5</b>	<b>\$ 2,091,955</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 839,672</b>	<b>\$ 969,845</b>	<b>\$ 460,348</b>	<b>\$ 5</b>	<b>\$ 2,269,870</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 6,000	\$ 1,000	\$ 909	\$ (91)
Interest - Tax Collector	-	-	283	283
Special Assmnts- Tax Collector	1,968,147	393,629	179,883	(213,746)
Special Assmnts- Discounts	(78,726)	(15,745)	(7,094)	8,651
Access Cards	1,200	200	170	(30)
Facility Revenue	300	50	-	(50)
User Facility Revenue	12,600	2,100	250	(1,850)
<b>TOTAL REVENUES</b>	<b>1,909,521</b>	<b>381,234</b>	<b>174,401</b>	<b>(206,833)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	11,200	1,866	1,600	266
FICA Taxes	857	142	122	20
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	-	-	-
ProfServ-Engineering	10,000	1,666	-	1,666
ProfServ-Legal Services	50,000	8,334	3,829	4,505
ProfServ-Mgmt Consulting Serv	55,984	9,330	9,331	(1)
ProfServ-Property Appraiser	779	-	-	-
ProfServ-Special Assessment	8,822	-	-	-
ProfServ-Trustee Fees	10,024	-	-	-
Auditing Services	4,800	-	-	-
Postage and Freight	750	126	165	(39)
Rental - Meeting Room	4,200	700	-	700
Insurance - General Liability	27,867	27,867	24,391	3,476
Printing and Binding	2,000	334	115	219
Legal Advertising	900	150	-	150
Misc-Records Storage	150	26	-	26
Misc-Assessmnt Collection Cost	39,363	7,873	3,587	4,286
Misc-Contingency	2,600	434	51	383
Office Supplies	150	26	-	26
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>233,321</b>	<b>59,049</b>	<b>43,366</b>	<b>15,683</b>
<b><u>Field</u></b>				
ProfServ-Field Management	230,000	38,334	36,441	1,893
<b>Total Field</b>	<b>230,000</b>	<b>38,334</b>	<b>36,441</b>	<b>1,893</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Landscape Services</u></b>				
Contracts-Mulch	58,803	9,800	9,801	(1)
Contracts - Landscape	272,363	45,394	45,394	-
Cntrs-Shrub/Grnd Cover Annual Svc	152,676	25,446	25,446	-
R&M-Irrigation	15,000	2,500	941	1,559
R&M-Trees and Trimming	25,000	4,166	-	4,166
Miscellaneous Services	27,475	4,580	13,216	(8,636)
<b>Total Landscape Services</b>	<b>551,317</b>	<b>91,886</b>	<b>94,798</b>	<b>(2,912)</b>
<b><u>Utilities</u></b>				
Electricity - General	26,400	4,400	4,572	(172)
Electricity - Streetlighting	84,000	14,000	15,228	(1,228)
Utility - Water & Sewer	130,000	21,666	34,139	(12,473)
Lease - Street Light	90,000	15,000	5,123	9,877
Buydown - Street Lights	-	-	345,326	(345,326)
Cap Outlay - Streetlights	386,202	386,202	-	386,202
<b>Total Utilities</b>	<b>716,602</b>	<b>441,268</b>	<b>404,388</b>	<b>36,880</b>
<b><u>Operation &amp; Maintenance</u></b>				
Communication - Telephone	4,500	750	760	(10)
Utility - Refuse Removal	3,000	500	450	50
R&M-Ponds	10,000	1,666	73	1,593
R&M-Pools	20,000	3,334	4,813	(1,479)
R&M-Roads & Alleyways	5,000	834	-	834
R&M-Sidewalks	5,000	834	240	594
R&M-Vehicles	15,000	2,500	900	1,600
R&M-User Supported Facility	12,600	2,100	-	2,100
R&M-Equipment Boats	7,500	1,250	94	1,156
R&M-Parks & Facilities	35,000	5,834	6,203	(369)
Miscellaneous Services	2,400	400	125	275
Misc-Contingency	9,000	1,500	18,170	(16,670)
Misc-Security Enhancements	5,000	834	1,776	(942)
Op Supplies - Fuel, Oil	4,000	666	780	(114)
Cap Outlay - Other	20,000	20,000	-	20,000
Cap Outlay - Vehicles	25,000	25,000	22,526	2,474
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
<b>Total Operation &amp; Maintenance</b>	<b>243,000</b>	<b>128,002</b>	<b>56,910</b>	<b>71,092</b>
<b>TOTAL EXPENDITURES</b>	<b>1,974,240</b>	<b>758,539</b>	<b>635,903</b>	<b>122,636</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	(64,719)	(377,305)	(461,502)	(84,197)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(64,719)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(64,719)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (64,719)	\$ (377,305)	\$ (461,502)	\$ (84,197)
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>1,151,684</b>	<b>1,151,684</b>	<b>1,151,684</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,086,965</b>	<b>\$ 774,379</b>	<b>\$ 690,182</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 1,000	\$ 166	\$ 588	\$ 422
Special Assmnts- Tax Collector	1,260,584	252,117	114,930	(137,187)
Special Assmnts- Prepayment	-	-	13,904	13,904
Special Assmnts- Discounts	(50,423)	(10,085)	(4,532)	5,553
<b>TOTAL REVENUES</b>	<b>1,211,161</b>	<b>242,198</b>	<b>124,890</b>	<b>(117,308)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	25,212	5,042	2,292	2,750
<b>Total Administration</b>	<b>25,212</b>	<b>5,042</b>	<b>2,292</b>	<b>2,750</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	605,000	-	-	-
Principal Prepayments	-	-	30,000	(30,000)
Interest Expense	602,813	301,407	301,406	1
<b>Total Debt Service</b>	<b>1,207,813</b>	<b>301,407</b>	<b>331,406</b>	<b>(29,999)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,233,025</b>	<b>306,449</b>	<b>333,698</b>	<b>(27,249)</b>
Excess (deficiency) of revenues Over (under) expenditures	(21,864)	(64,251)	(208,808)	(144,557)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(21,864)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(21,864)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (21,864)	\$ (64,251)	\$ (208,808)	\$ (144,557)
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>1,163,651</b>	<b>1,163,651</b>	<b>1,163,651</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,141,787</b>	<b>\$ 1,099,400</b>	<b>\$ 954,843</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 300	\$ 50	\$ 462	\$ 412
Special Assmnts- Tax Collector	1,096,637	219,327	97,389	(121,938)
Special Assmnts- Prepayment	-	-	59,969	59,969
Special Assmnts- Discounts	(43,865)	(8,773)	(3,841)	4,932
<b>TOTAL REVENUES</b>	<b>1,053,072</b>	<b>210,604</b>	<b>153,979</b>	<b>(56,625)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	21,933	4,386	1,942	2,444
<b>Total Administration</b>	<b>21,933</b>	<b>4,386</b>	<b>1,942</b>	<b>2,444</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	430,000	-	-	-
Principal Prepayments	-	-	335,000	(335,000)
Interest Expense	588,150	294,075	299,181	(5,106)
<b>Total Debt Service</b>	<b>1,018,150</b>	<b>294,075</b>	<b>634,181</b>	<b>(340,106)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,040,083</b>	<b>298,461</b>	<b>636,123</b>	<b>(337,662)</b>
Excess (deficiency) of revenues Over (under) expenditures	12,989	(87,857)	(482,144)	(394,287)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	12,989	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>12,989</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 12,989	\$ (87,857)	\$ (482,144)	\$ (394,287)
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>929,069</b>	<b>929,069</b>	<b>929,069</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 942,058</b>	<b>\$ 841,212</b>	<b>\$ 446,925</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>-</b>	<b>-</b>	<b>5</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5</b>	



**HARMONY**

Community Development District

**Supporting Schedules**

**November 30, 2018**

**Non-Ad Valorem Special Assessments  
Osceola County Tax Collector - Monthly Collection Report  
For the Fiscal Year Ending September 30, 2019**

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund		
					General Fund	Series 2014 Debt Service Fund	Series 2015 Debt Service Fund
					(1)	(1)	(1)
<b>ASSESSMENTS LEVIED FY 2019</b>				\$ 4,291,196	\$ 1,968,150	\$ 1,257,487	\$ 1,065,559
Allocation %				100%	45.86%	29.30%	24.83%
11/09/17	8,810	156	473	9,439	4,329	2,766	2,344
11/26/18	360,104	15,311	7,349	382,763	175,554	112,164	95,045
<b>TOTAL</b>	\$ 368,913	\$ 15,467	\$ 7,822	\$ 392,202	\$ 179,883	\$ 114,930	\$ 97,389
Collected in %				9%	9%	9%	9%
<b>TOTAL OUTSTANDING</b>				\$ 3,898,994	\$ 1,788,268	\$ 1,142,556	\$ 968,170

**Cash and Investment Report**  
*November 30, 2018*

**General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
(1) Checking Account- Operating Debit Account	CenterState Bank CenterState Bank	Interest Bearing Account Debit Account	n/a n/a	0.05% 0.25%	\$468,556 \$4,285
				<b>Subtotal</b>	<b>\$472,841</b>
Certificate of Deposit	BankUnited	12 month CD	2/12/2019	1.55%	\$102,652
Money Market Account	Centennial Bank	Money Market Account	n/a	0.82%	\$94,168
Money Market Account	BankUnited	Money Market Account	n/a	1.00%	\$145,105
				<b>Subtotal</b>	<b>\$239,273</b>

**Debt Service and Capital Projects Funds**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Prepayment Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$13,904
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$269,375
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$63,976
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$7,227
Series 2015 Construction Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$5
				<b>Subtotal</b>	<b>\$1,301,800</b>
				<b>Total</b>	<b>\$2,116,566</b>

**Construction Report**  
**Series 2015 Bonds**

**Recap of Capital Project Fund Activity Through November 30, 2018**

<b>Source of Funds:</b>	Amount
Opening Balance in Construction Account	\$ 200,000
Opening Balance in Cost of Issuance account	145,130
Interest Earned	
Construction Account	\$ 208
Cost of Issuance Account	4
Transferred to Revenue Account (includes balance of Cost of Issuance)	(1,905)
	<u>\$ (1,693)</u>
 <b>Total Source of Funds:</b>	 <b><u>\$ 343,437</u></b>
 <b>Use of Funds:</b>	
Disbursements:	
Cost of Issuance	\$ 143,229
Streetlights Buy Down	100,000
Capital Outlay - Vehicle	15,240
Improvement - Park	55,947
Butterfly Side Walk Project	29,016
<b>Total Use of Funds:</b>	<b><u>\$ 343,432</u></b>
 <b>Available Balance in Construction Account at November 30, 2018</b>	 <b><u>\$ 5</u></b>

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**7B**

# Harmony

Community Development District

General Fund

**Invoice Approval Report # 224**

**December 7, 2018**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
FedEx	6-382-26940	R	\$ 13.04
		Vendor Total	<u>\$ 13.04</u>
FLORIDA RESOURCE MGT LLC-ACH	65943 ACH	R	\$ 8,615.36
		Vendor Total	<u>\$ 8,615.36</u>
HARMONY CDD C/O U.S. BANK	112618 9001	R	\$ 44,186.88
		Vendor Total	<u>\$ 44,186.88</u>
INFRAMARK, LLC	35924	A	\$ 4,736.35
		Vendor Total	<u>\$ 4,736.35</u>
JR. DAVIS CONSTRUCTION COMPANNY, INC.	1200620	R	\$ 16,716.00
		Vendor Total	<u>\$ 16,716.00</u>
NORTH SOUTH SUPPLY, INC.	3215612	R	\$ 420.80
		Vendor Total	<u>\$ 420.80</u>
Orlando Utilities Commissions	110918-9921	R	\$ 10,352.08
		Vendor Total	<u>\$ 10,352.08</u>
POOLSURE	101295588311 101295588407	A R	\$ 60.00 \$ 405.00
		Vendor Total	<u>\$ 465.00</u>
Poolworks	124052 123913	A A	\$ 210.00 \$ 1,232.00
		Vendor Total	<u>\$ 1,442.00</u>
SERVELLO & SONS	12341 12598 12295	R A R	\$ 481.25 \$ 16,041.00 \$ 40,320.15
		Vendor Total	<u>\$ 56,842.40</u>
TOHO Water Authority	111518-CHK 102718-8389	A R	\$ 20,768.11 \$ 1,804.21
		Vendor Total	<u>\$ 22,572.32</u>
Waste Connections of Florida	1186071	R	\$ 225.00
		Vendor Total	<u>\$ 225.00</u>
		Total	<u>\$ 166,587.23</u>
<b>Total Invoices</b>			<b>\$ 166,587.23</b>

**HARMONY**

Community Development District

**Check Register**

**November 1 - November 30, 2018**

**HARMONY**  
**Community Development District**

**Payment Register by Bank Account**  
 For the Period from 11/1/18 to 11/30/18  
 (Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**BANKUNITED - MMA - (ACCT# XXXXX2815)**

Check	108	11/09/18	Vendor	HARMONY CDD	110518	TRNSFR FROM BU MM TO CK	Due to other Funds	131000	\$150,000.00
<b>Account Total</b>									<b>\$150,000.00</b>

**CENTERSTATE BANK - GF - (ACCT# XXXXX2933)**

Check	54996	11/01/18	Vendor	BOYD CIVIL ENGINEERING	02054	ENG SRVCS THRU 09/30/18	ProfServ-Engineering	001-531013-51501	\$300.00
Check	54997	11/01/18	Vendor	FEDEX	6-346-61177	SRVCS THRU 10/23/18	Postage and Freight	001-541006-51301	\$35.26
Check	54998	11/01/18	Vendor	INFRAMARK, LLC	34116.	SEPT 2018 MNGT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,665.33
Check	54998	11/01/18	Vendor	INFRAMARK, LLC	34116.	SEPT 2018 MNGT FEES	Postage and Freight	001-541006-51301	\$14.10
Check	54998	11/01/18	Vendor	INFRAMARK, LLC	34116.	SEPT 2018 MNGT FEES	Printing and Binding	001-547001-51301	\$91.15
Check	54999	11/01/18	Vendor	KELLY TRACTOR CO	E103A0003187	TRACTOR W/LDR & BKHOE	Cap Outlay - Vehicles	001-564041-53910	\$22,526.00
Check	55000	11/01/18	Vendor	POOLSURE	101295587099	NOV 2018 ASHLEY PRK CONTR LEAS	R&M-Pools	001-546074-53910	\$60.00
Check	55001	11/01/18	Vendor	SERVELLO & SONS	12098	OCT 2018 LANDSCAPE MAINT	Contracts-Mulch	001-534065-53902	\$4,900.25
Check	55001	11/01/18	Vendor	SERVELLO & SONS	12098	OCT 2018 LANDSCAPE MAINT	Cntrs-Landscape/Irrigation Maint	001-534171-53902	\$22,696.89
Check	55001	11/01/18	Vendor	SERVELLO & SONS	12098	OCT 2018 LANDSCAPE MAINT	Cntrs-Shrub/Grnd Cover Annual Svc	001-534172-53902	\$12,723.01
Check	55002	11/01/18	Vendor	SERVELLO & SONS	12142	OCT 2018 AERATION & TOP DRESS	Miscellaneous Services	001-549001-53902	\$481.25
Check	55003	11/01/18	Vendor	YOUNG QUALLS, P.A.	15609	GEN COUNSEL THRU 9/30/18	ProfServ-Legal Services	001-531023-51301	\$9,600.71
Check	55004	11/06/18	Vendor	FEDEX	6-353-07348	SRVCS THRU 10/30/18	Postage and Freight	001-541006-51301	\$26.75
Check	55005	11/06/18	Vendor	NORTH SOUTH SUPPLY, INC.	3213046	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53901	\$31.85
Check	55006	11/06/18	Vendor	POOLSURE	101295587679	SWIM CLUB BLEACH & ACID	R&M-Pools	001-546074-53910	\$513.75
Check	55006	11/06/18	Vendor	POOLSURE	101295587738	ASHLEY PARK BLEACH & CHEMICALS	R&M-Pools	001-546074-53910	\$423.40
Check	55007	11/06/18	Vendor	TOHO WATER AUTHORITY	101518	9/15/18-10/15/18 WATER SRVC	Utility - Water & Sewer	001-543021-53903	\$11,567.14
Check	55008	11/08/18	Vendor	HEESS GROUP LLC	1102	50% DEPOSIT PAVERS REPAIR	R&M-Parks & Facilities	001-546225-53910	\$1,750.00
Check	55009	11/08/18	Vendor	SPRINT SOLUTIONS, INC.	244553043-063	9/26/18-10/25/18 24453043	Communication - Telephone	001-541003-53910	\$377.98
Check	55010	11/09/18	Vendor	FEDEX	5-955-55574	SVCS THRU 9/29/17	Postage and Freight	001-541006-51301	\$11.60
Check	55011	11/09/18	Vendor	TOHO WATER AUTHORITY	102718-8389	9/27/18-10/27/18 ELECTRIC SRVC	Utility - Water & Sewer	001-543021-53903	\$1,804.21
Check	55012	11/15/18	Vendor	FEDEX	6-360-63237	SRVCS THRU 11/06/18	Postage and Freight	001-541006-51301	\$26.62
Check	55013	11/15/18	Vendor	HARMONY CDD C/O U.S. BANK	111318 9001	TRANSFER EXCESS FEES FY2018	Due to other Funds	131000	\$7,561.73
Check	55014	11/15/18	Vendor	HARMONY CDD C/O U.S. BANK	111318 7001	TRANSFER EXCESS FEES FY2018	Due to other Funds	131000	\$6,765.47
Check	55015	11/15/18	Vendor	HUMANA MEDICAL PLAN	779187155	NOV 2018 HEALTH INSURANCE	ProfServ-Field Management	001-531016-53901	\$1,619.41
Check	55016	11/15/18	Vendor	ORLANDO UTILITIES COMMISSION	110918-9921	10/10/18-11/08/18 ELECTRIC SRV	Electricity - Streetlighting	001-543013-53903	\$10,352.08
Check	55017	11/15/18	Vendor	TAX COLLECTOR	2018-R302632 GMO	2018 AD VALOREM-FIRE IND/WH SF	F302632-311700010GMO	001-549900-53910	\$677.86
Check	55017	11/15/18	Vendor	TAX COLLECTOR	2018-R292632	2018 AD VALOREM-FIRE VACANT	ProfServ-Special Assessment	001-531038-51301	\$9.74
Check	55017	11/15/18	Vendor	TAX COLLECTOR	2018-R302632	2018 AD VALOREM-FIRE VACANT	R302632-000000140000	001-531038-51301	\$6.70
Check	55018	11/15/18	Vendor	TEM SYSTEMS, INC.	33934	MAIN BOARD DUE TO POWER SURGE	Misc-Security Enhancements	001-549911-53901	\$1,457.08
Check	55019	11/21/18	Vendor	JR. DAVIS CONSTRUCTION COMPANNY, INC.	1200620	SHELL BASE	Misc-Contingency	001-549900-53910	\$16,716.00



**HARMONY**  
**Community Development District**

**Payment Register by Bank Account**  
 For the Period from 11/1/18 to 11/30/18  
 (Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Check	55020	11/21/18	Vendor	NORTH SOUTH SUPPLY, INC.	3215612	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$420.80
Check	55021	11/28/18	Vendor	HARMONY CDD C/O U.S. BANK	112618 9001	TRNSFR EXCESS FEES FY 2018	Due to other Funds	131000	\$44,186.88
Check	55022	11/28/18	Vendor	POOLSURE	101295588407	SWIM CLUB BLEACH & ACID	R&M-Pools	001-546074-53910	\$405.00
Check	55023	11/28/18	Vendor	SERVELLO & SONS	12341	NOV 2018 AERATION & TOP DRESS	Miscellaneous Services	001-549001-53902	\$481.25
Check	55024	11/28/18	Vendor	SERVELLO & SONS	12295	NOV 2018 LANDSCAPE MAINT	Contracts-Mulch	001-534065-53902	\$4,900.25
Check	55024	11/28/18	Vendor	SERVELLO & SONS	12295	NOV 2018 LANDSCAPE MAINT	Cntrs-Landscape/Irrigation Maint	001-534171-53902	\$22,696.89
Check	55024	11/28/18	Vendor	SERVELLO & SONS	12295	NOV 2018 LANDSCAPE MAINT	Cntrs-Shrub/Grnd Cover Annual Svc	001-534172-53902	\$12,723.01
Check	55025	11/30/18	Employee	MICHAEL J. SCARBOROUGH	PAYROLL	November 30, 2018 Payroll Posting			\$184.70
Check	55026	11/30/18	Vendor	INFRAMARK, LLC	35089	OCT 2018 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,665.33
Check	55026	11/30/18	Vendor	INFRAMARK, LLC	35089	OCT 2018 MANAGEMENT FEES	Postage and Freight	001-541006-51301	\$10.81
Check	55026	11/30/18	Vendor	INFRAMARK, LLC	35089	OCT 2018 MANAGEMENT FEES	Printing and Binding	001-547001-51301	\$56.60
Check	55027	11/30/18	Vendor	YOUNG QUALLS, P.A.	15632	GEN COUNSEL THRU 10/31/18	ProfServ-Legal Services	001-531023-51401	\$3,829.00
ACH	DD313	11/12/18	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483501102318 ACH	10/28/18-11/27/18 050284835-01	Communication - Telephone	001-541003-53910	\$99.98
ACH	DD315	11/21/18	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483401103118 ACH	11/6/18-12/5/18 0050284834-01	Communication - Telephone	001-541003-53910	\$109.25
ACH	DD316	11/08/18	Vendor	FLORIDA RESOURCE MGT LLC-ACH	65346 ACH	PAYROLL PE 11/04/18	ProfServ-Field Management	001-531016-53901	\$8,104.88
ACH	DD317	11/22/18	Vendor	FLORIDA RESOURCE MGT LLC-ACH	65943 ACH	PAYROLL PE 11/18/18	ProfServ-Field Management	001-531016-53901	\$8,615.36
ACH	DD318	11/29/18	Employee	STEVEN P. BERUBE	PAYROLL	November 29, 2018 Payroll Posting			\$184.70
ACH	DD319	11/29/18	Employee	DAVID L. FARNSWORTH	PAYROLL	November 29, 2018 Payroll Posting			\$184.70
ACH	DD320	11/29/18	Employee	WILLIAM BOKUNIC	PAYROLL	November 29, 2018 Payroll Posting			\$184.70

**Account Total** \$251,837.41

<b>Total Amount Paid</b>	<b>\$401,837.41</b>
--------------------------	---------------------

**Monthly Debit Card Purchases  
Nov-18**

<b>Date</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
11/1/2018	Amazon	Thompsons Waterseal Maple Stain	115.98
11/2/2018	Amazon	Steel Wire Brushes	(15.60)
11/5/2018	Home Depot	Decking and Supplies	1,241.23
11/5/2018	Sunoco	Fuel	51.18
11/5/2018	Apple	iCloud 200 GB Storage Plan (Apple)	2.99
11/7/2018	Amazon	Rust-Oleum Truck Bed Coating Spray	15.00
11/8/2018	Amazon	Frogg Toggs Chest Wader	72.73
11/8/2018	Amazon	Pliers	37.07
11/8/2018	Amazon	Paint Brushes	15.99
11/9/2018	Home Depot	Supplies	(20.64)
11/9/2018	Home Depot	Supplies	295.55
11/13/2018	WalMart	Mobile 1 Motor Oil	77.92
11/13/2018	WAWA	Fuel - Truck	59.42
11/14/2018	Amazon	Apple iPad 128GB Space Grey	418.16
11/14/2018	Amazon	Pressure Washer Pump 4000psi Shaft	239.99
11/14/2018	Sunoco	Fuel	49.74
11/14/2018	D's Ace Hardware	Fasteners	24.96
11/15/2018	Int Amera Trail	Plastic Fenders with Steps 13"	90.00
11/16/2018	Home Depot	Supplies	79.74
11/16/2018	Amazon	Soccer Goals	61.95
11/16/2018	Amazon	iPad Air Case	19.99
11/19/2018	Amazon	Thompsons Waterseal Maple Stain	115.35
11/19/2018	Amazon	Freud Quik Strip	31.80
11/19/2018	D's Ace Hardware	No receipt, verified with Gerhard item was received	22.76
11/20/2018	Amazon	Apple iPad 128GB Space Grey Return	(410.41)
11/20/2018	Amazon	Apple iPad 128GB Gray Pro Refurbished	472.91
11/21/2018	Sunoco	Fuel	54.80
11/27/2018	Amazon	Chlorine and LaMotte Liquid Reagent	80.79
11/27/2018	Publix	Water	44.90
11/27/2018	Amazon	AA Batteries	12.95
11/27/2018	Amazon	Super Lube Grease, 3oz Cartridge	11.94
11/28/2018	Amazon	Paint Sprayer	69.00
11/28/2018	Amazon	Briggs & Stratton Oil Filters	21.98
11/29/2018	WAWA	Fuel	54.06
11/29/2018	D's Ace Hardware	Paint Qt Gloss White	29.97
11/30/2018	Home Depot	Ryobi Drill Bit Set and Flap Disc	64.85
11/30/2018	Sunoco	Fuel	52.60
		<b>TOTAL</b>	<b>3,663.60</b>



**Final Details for Order #112-7110143-8395433**

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**Order Placed:** October 31, 2018  
**Amazon.com order number:** 112-7110143-8395433  
**Seller's order number:** 1200547182  
**Order Total: \$115.98**

**Shipped on November 1, 2018**

<b>Items Ordered</b>	<b>Price</b>
3 of: THOMPSONS WATERSEAL 042821-16 Semi Transparent Stain, Maple Sold by: toolboxsupply ( <a href="#">seller profile</a> )	\$38.66

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal:	\$115.98
Shipping & Handling:	\$0.00
	-----
Total before tax:	\$115.98
Sales Tax:	\$0.00
	-----

**Total for This Shipment: \$115.98**

**Shipping Speed:**

Economy Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal:	\$115.98
Shipping & Handling:	\$0.00
	-----

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax:	\$115.98
Estimated tax to be collected:	\$0.00
	-----

**Grand Total: \$115.98**

**Credit Card transactions** MasterCard ending in 4759: November 1, 2018: \$115.98

To view the status of your order, return to [Order Summary](#).

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*Approved G v/d Snel 12/03/2018*



## Return Summary

**Hello Gerhard Van Der Snel,**

We've accepted your return request. Once we receive the item below, we'll issue your refund. If you placed this order, print your shipping label using the link below or from Your Orders in the Amazon app or website.

[Print return label & instructions](#)

[Check return & refund status](#)

Send by:  
**Thu, Nov 15**

Return ship method:  
**UPS Drop Off** [Dropoff locator](#)

2 x [Stainless Steel Wire End Brush...](#)

*Approved G v/d Snel 12/03/2018*



**Estimated refund: \$15.60\***

Refund will appear on your Master Card within 7 days after we receive the item.

\*The total refund amount may vary based on shipping, late return, or other fees, [learn more](#).

This email was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.



**More saving.  
More doing.**

4560 13TH STREET  
ST CLOUD, FL 34769 (407)498-0606

6350 00003 43731 11/01/18 11:04 AM  
CASHIER ODETTE

090489197339 2X8-8 PT 2P <A>	
2X8-8FT #2PRIME PT GC	
2007.57	151.40N
844219007203 8 NG SE DECK <A>	
8' VERANDA AG GRAY SE DECKING	
46017.97	826.62N
077448108919 PAINT REMOVE <A>	5.40N
#4 SPRAY PAINT GRAFFITI REMOVER 220Z	
030192940068 MIN SPIRITS <A>	13.97N
KS ODORLESS MINERAL SPIRITS GAL	
071798913056 BOWL BRUSH <A>	4.97N
HDX BOWL BRUSH WITH CADDY	
1000-994-486 10PKLINERS <A>	5.97N
LINZER 9 IN PET TRAY LINER WHITE 10P	
020066777951 SRSTGLSBLKQT <A>	
STOPS RUST GLOSS BLACK QT	
208.46	16.92N
037000965244 FECVLS2 <A>	6.88N
FEBREZE CAR L&S 3CT	
051115036835 2090 <A>	
SCOTCHBLUE 1.88" 2090	
206.58	13.16N
008925143031 DIABLO624DEM <A>	16.97N
DIABLO 6 1/2" X 24T DEMO DEMON	
008925094524 4.5" MTL CUT <A>	
DIABLO 4-1/2"X7/8" METAL CUTOFF BLDE	
502.97	14.85N
051141980706 PGP80G 15P <A>	11.97N
3M PGP 9X11 SANDPAPER 80 GRIT 15PK	
008925095347 3/4 WIRE BRH <A>	
AVANTI PRO 3/4"END BRUSH GP 1/4SHANK	
306.27	18.81N
008925095392 3,4" SHAFT <A>	3.67N
AVANTI PRO 3"84" ARBOR SHAFT ADAPTOR	
092097213609 TEKS 1/2" <A>	6.85N
TEKS 8X1/2" PAN/DRILL PT, 300 PCS	
045242082773 SAWZALL <A>	16.97N
MILWAUKEE 8"X8/12TPI SAWBLDE 5PK	
764666710108 TAN SCREW 5# <A>	29.98N
DECKMATE II, TAN, 3 IN, 5 LB	
712216018921 T-STAR LAG <A>	
SPAX LAG T-STAR 1/4 X 4	
4700.53	24.91N
764666710160 TAN SCREW 5# <A>	
DECKMATE II, TAN, 2-1/2 IN, 5 LB	
2029.98	59.96N
Total INSTANT VOL SAVINGS	-9.00
MAX REFUND VALUE \$50.96/2	

	SUBTOTAL	1,241.23
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$1,241.23
XXXXXXXXXXXX4759	MASTERCARD	1,241.23
AUTH CODE 018228/3032992		TA

Approved A v/d Snel 11/01/2018

P.O.#/JOB NAME: HARMONY

*parlus*

Boathouse Project



6350 03 43731 11/01/2018 6748

APlus  
0067-6718-00  
6990 E Irlo Bronson  
St. Cloud Florida 34  
\* FINAL RECEIPT\*  
For Credit Sales  
Card Charged Only  
Total Shown Below.

Trans #: 221239  
Grade: Regular (87)  
Pump Number: 05  
Gallons: 20.001  
Price: \$2.559  
Total Fuel: \$51.18

Total Sale: \$51.18

Term: JD12418058001

Appr: 074721

Seq#: 003617  
Capture

MasterCard  
XXXXXXXXXXXX4759  
Swiped

11/01/2018 07:50:51

*Approved G v/d Snel 11/01/2018*



APPLE ID  
gerhardvandersnel@hotmail.com

BILLED TO  
MasterCard .... 4759  
Gerhard Van der snel  
210 N University dr  
Suite 702  
Coral Springs, FL 33071-7320  
USA

DATE  
Nov 2, 2018

ORDER ID  
MX4YT4HY30

DOCUMENT NO.  
201234343626

iCloud

PRICE



**iCloud: 200GB Storage Plan**  
Monthly  
Renews Dec 2, 2018

**\$2.99**

TOTAL

**\$2.99**

If you have any questions about your bill, [contact support](#). This email confirms payment for the iCloud storage plan listed above. You will be billed each plan period until you cancel by [downgrading](#) to the free storage plan from your iOS device, Mac or PC.

You may contact Apple for a full refund within 15 days of a monthly subscription upgrade or within 45 days after a yearly payment. Partial refunds are available where required by law.



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<https://mail.google.com/mail/u/0?ik=51e145b470&view=pt&search=all&permthid=threa...> 11/13/2018

*Approved G v/d Snel 11/13/2018*



**Final Details for Order #112-6165790-1820269**

[Print this page for your records.](#)

**Order Placed:** November 7, 2018  
**Amazon.com order number:** 112-6165790-1820269  
**Order Total: \$15.00**

**Shipped on November 7, 2018**

<b>Items Ordered</b>	<b>Price</b>
3 of: <i>Rust-Oleum 248914 Automotive 15-Ounce Truck Bed Coating Spray, Black</i> Sold by: Amazon.com Services, Inc Condition: New	\$5.00

**Shipping Address:**  
Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal:	\$15.00
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$15.00
Sales Tax:	\$0.00
-----	

**Total for This Shipment: \$15.00**

**Shipping Speed:**  
Standard Shipping

**Payment information**

**Payment Method:**  
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$15.00
Shipping & Handling:	\$0.00
-----	

**Billing address**  
GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax:	\$15.00
Estimated tax to be collected:	\$0.00
-----	

**Grand Total: \$15.00**

To view the status of your order, return to [Order Summary](#).

*Boats*

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*Approved G v/d Snel 12/03/2018*





**Final Details for Order #112-4694313-3268249**

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**Order Placed:** November 7, 2018  
**Amazon.com order number:** 112-4694313-3268249  
**Order Total:** \$125.79

**Shipped on November 8, 2018**

**Items Ordered**

1 of: *Frogg Toggs Cascades 2-ply Poly/Rubber Bootfoot Chest Wader, Cleated Outsole, Forest Green, Size 13* **Price \$72.73**  
Sold by: Amazon.com Services, Inc

Condition: New

1 of: *Neiko 02102A Mechanic's Pliers Set, 6 Piece| Non-Slip, Soft-Grip Handles | 8" - 10"* **Price \$20.96**  
Sold by: Go Industrial Tools ([seller profile](#))

Condition: New

*ponds*  
*Vehicle*

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$93.69  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$93.69  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$93.69**  
-----

**Shipping Speed:**

Two-Day Shipping

**Shipped on November 7, 2018**

**Items Ordered**

1 of: *WORKPRO 3-piece Locking Pliers Set, 10-inch Curved Jaw, 7-inch Curved Jaw and 6-1/2-inch Straight Jaw* **Price \$14.99**  
Sold by: GreatStar Tools ([seller profile](#))

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$14.99  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$14.99  
Sales Tax: \$1.12  
-----

**Total for This Shipment: \$16.11**  
-----

**Shipping Speed:**

Two-Day Shipping

*1061*

*Vehicle*

*Approved G v/d Snel 12/03/2018*

### Shipped on November 8, 2018

**Items Ordered**

1 of: *36 Pack of Single X Thick Paint and Chip Paint Brushes for Paint, Stains, Varnishes, Glues, Acrylics and Gesso. (2 inch)* \$15.99  
Sold by: Pro-Grade Supplies ([seller profile](#))

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$15.99  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$15.99  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$15.99**

**Shipping Speed:**

Two-Day Shipping

*perkus*

**Payment information****Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$124.67  
Shipping & Handling: \$0.00  
-----

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$124.67  
Estimated tax to be collected: \$1.12  
-----

**Grand Total: \$125.79**

To view the status of your order, return to [Order Summary](#).

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*2018*

*Approved G v/d Snel 12/03/2018*

*parkis*



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More doing.**  
*Return*

4560 13TH STREET  
ST CLOUD, FL 34769 (407)498-0606

6350 00018 09300 11/07/18 11:43 AM  
CASHIER SIMONE  
\* ORIG REC: 6350 003 43731 11/01/18 TA \*

008925143031 DIABLO624DEM -16.97N  
008925095392 3,4" SHAFT -3.67N

SUBTOTAL -20.64  
SALES TAX 0.00  
TOTAL -\$20.64  
XXXXXXXXXXXX4759 MASTERCARD -20.64  
INVOICE 7180992 TA

**REFUND-CUSTOMER COPY**

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\*\*\*\*\*

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A \$5,000 HOME DEPOT GIFT CARD

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[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: XKH 25239 18907  
PASSWORD: 18557 18889

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.

*Approved G v/d Snel 11/12/2018*



More saving.  
More doing.

4560 13TH STREET  
ST CLOUD, FL 34769 (407)498-0606

6350 00002 05310 11/07/18 01:52 PM  
CASHIER ODETTE

844219007203	8 NG SE DECK <A>	
	8' VERANDA AG GRAY SE DECKING	
	12@17.97	215.64N
756847000467	16/3 50' WF <A>	12.97N
	16/3 50' HDX EXTENSION CORD	
021709370553	32OZ BOTTLE <A>	
	ZEP PRO 32OZ SPRAY BOTTLE	
	2@3.78	7.56N
008925037903	7-1/4"40T <A>	14.97N
	DIABLO 7-1/4"X40T FINISH/PLYWD BLADE	
008925142768	DIABLO660FIN <A>	21.97N
	DIABLO 6 1/2" X 60T ULTRA FINISH	
008925083696	SAW BLADE <A>	13.97N
	DIABLO 5-1/2"X18T FAST FRAMING BLADE	
033287164950	CNTRSINK <A>	8.47N
	RYOBI 5/8" STEEL COUNTERSINK	

	SUBTOTAL	295.55
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$295.55
XXXXXXXXXXXX4759	MASTERCARD	295.55
AUTH CODE 087027/7024046		TA

P.O.#/JOB NAME: HARMONY



6350 02 05310 11/07/2018 2077

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	02/05/2019

\*\*\*\*\*

**DID WE NAIL IT?**

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: HTJ 17259 10911  
PASSWORD: 18557 10909

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.

*parlis*

Approved G v/d Snel 11/07/2018

Thanks for shopping with us. We're processing your order now and we'll email you again when there are status updates. You can also track the status [here](#).

Sincerely,  
-Your Walmart Customer Care Team

Order number: 5871871-842458

### Ships from Walmart

Arrives by	Shipping To
Wed, Nov 14 We'll send an email with tracking info when your order ships.	Gerhard Van der Snel 7005 Five Oaks Dr Harmony , FL 34773

Item	Qty	Total
------	-----	-------

<https://mail.google.com/mail/u/0?ik=51e145b470&view=pt&search=all&permthid=threa...> 11/13/2018

<b>Mobil 1 5W-40 Turbo Diesel Truck Motor Oil, 1 gal.</b>	<b>3</b>	<b>\$72.42</b>
<b>\$24.14</b>		

Items may arrive in multiple boxes on different days.

### Order summary

Order subtotal	\$72.42
Walmart shipping	FREE
Total tax:	\$5.43
Merchandise fees:	\$0.08
<b>Order total:</b>	<b>\$77.93</b>

*Vehicle*

### Billing information

Billing address	Payment method(s)
Gerhard Van der Snel 210 N University Dr 702 Coral Springs, FL 33071	MASTERCARD ending in 4759

**Credit cards** aren't charged until your order ships. If you see a pending charge on your account prior to shipping, this is an authorization hold to ensure the funds are available.

### Helpful information

*Approved G v/d Snel 11/12/2018*

# Gas Truck

Wawa #5187  
 14876 Narcoossee Rd.  
 Orlando FL 32832  
 \*\*\*\*\*  
 11/9/2018 7:19:37 AM  
 Term: JD12272367001  
 Appr: 019464  
 Seq#: 054873  
 Product: Unleaded  
 Pump Gallons Price  
 04 24.872 \$2.389  
 Total Sale \$59.42  
 Capture

MasterCard  
 XXXXXXXXXXXXX4759  
 Swiped

11/09/2018 07:16:17

*Approved G v/d Snel 11/12/2018*

I agree to pay the  
 above Total Amount  
 according to Card  
 Issuer Agreement.

\*\*\*\*\*

YOUR OPINION MATTERS

Tell us about your  
 experience at  
 \* MyWawaVisit.com \*

Take our survey for  
 a chance to win  
 Wawa swag  
 gift baskets and  
 gift cards valued  
 at up to \$500!

Disponible  
 en Espanol

\*\*\*\*\*

Survey Code: 1371359

Store Number: 05187

\*\*\*\*\*

Please respond  
 within 5 days

NO PURCHASE  
 NECESSARY

See rules at website



**Final Details for Order #113-8581912-4673849**

[Print this page for your records.](#)

**Order Placed:** November 14, 2018  
**Amazon.com order number:** 113-8581912-4673849  
**Order Total:** \$418.16

**Shipped on November 14, 2018**

**Items Ordered**

1 of: *Apple iPad 9.7" (2017) 128GB Wi-Fi - Space Grey*  
Sold by: TD Exclusives ([seller profile](#))

**Price**  
\$418.16

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$418.16  
Shipping & Handling: \$6.99  
Free Shipping: -\$6.99  
-----  
Total before tax: \$418.16  
Sales Tax: \$0.00  
-----

**Shipping Speed:**

One-Day Shipping

**Total for This Shipment: \$418.16**  
-----

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$418.16  
Shipping & Handling: \$6.99  
Free Shipping: -\$6.99  
-----

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$418.16  
Estimated tax to be collected: \$0.00

**Grand Total: \$418.16**

To view the status of your order, return to [Order Summary](#).

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1 of 2

Approved G v/d Snel 12/03/2018

See  
Refund  
\$410.41  
Re-stock fee \$7.75  
No Receipt for that



**Final Details for Order #114-7686864-2251403**

[Print this page for your records.](#)

**Order Placed:** November 12, 2018  
**Amazon.com order number:** 114-7686864-2251403  
**Order Total: \$239.99**

**Shipped on November 14, 2018**

**Items Ordered**

1 of: *Pressure Washer Pump 4000psi - Horizontal Shaft Fits Honda*  
Sold by: Tool Barn ([seller profile](#))

**Price**  
\$239.99

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$239.99  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$239.99  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$239.99**  
-----

**Shipping Speed:**  
Standard Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$239.99  
Shipping & Handling: \$0.00  
-----

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$239.99  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$239.99**

**Credit Card transactions**

MasterCard ending in 4759: November 14, 2018: **\$239.99**

To view the status of your order, return to [Order Summary](#).

*Sidewalks*

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*Approved G v/d Snel 12/03/2018*



And receive a FREE Refill on  
your next visit.

APlus  
0067-6718-00  
6990 E Irlo Bronson  
St. Cloud Florida 34  
\* FINAL RECEIPT\*  
For Credit Sales  
Card Charged Only  
Total Shown Below.

Trans #: 222627  
Grade: Regular (87)  
Pump Number: 10  
Gallons: 20.144  
Price: \$2.469  
Total Fuel: \$49.74

Total Sale: \$49.74

Term: J012418058001

Appr: 077306

Seq#: 008650  
Capture

MasterCard  
XXXXXXXXXXXX4759  
Swiped

11/12/2018 11:28:28

Approved G v/d Snel 11/12/2018

THANK YOU FOR SHOPPING AT  
 D's ACE HARDWARE  
 525 E. 13TH STREET  
 ST. CLOUD,  
 FL-34769  
 (407) 957-0191

11/13/18 11:42AM HEATHER 302 SALE

56	8	EA	.45	EA *N	
MISC. FASTENERS					\$3.60
56	16	EA	.35	EA *N	
MISC. FASTENERS					\$5.60
56	8	EA	.79	EA *N	
MISC. FASTENERS					\$6.32
56	16	EA	.59	EA *N	
MISC. FASTENERS					\$9.44
SUB-TOTAL:\$ 24.96 TAX: \$ .00					
TOTAL: \$ 24.96					
BC AMT: \$ 24.96					

BK CARD#: XXXXXXXXXXXX4759  
 MID: 191202894884  
 AUTH: 077530 AMT: \$ 24.96  
 Host reference #:050324 Bat#

Authorizing Network: MASTERCARD

SWIPED  
 CARD TYPE:MASTERCARD EXPR: XXXX  
 TxnID/ValCode: 032069

Bank card USD\$ 24.96

Total Items: 48



==>> JRNL#A50324/1 <<==  
 CUST NO: 111

THANK YOU GERHARD SNEI VAN DER  
 FOR YOUR PATRONAGE

Acct: TAX EXEMPT CUSTOMER  
 PO#: HARMONY CDD

Customer Copy

*Vehicle*

Approved G v/d Snel 11/13/2018

Customer Copy



4840 E. Irlo Bronson Highway  
St. Cloud, FL 34771  
407-892-1100 / 407-892-1228 Fax  
MV81594

Bill To: HARMONY CDD  
HARMONY CDD

AT Item #	Item Name & Description	Qty	Unit Price	Ext Disc \$	Total
2786	PLASTIC FENDERS WITH STEPS 13"	2	\$45.00		\$90.00

Subtotal:	\$90.00
Exempt 0 % Tax:	+ \$0.00
<b>RECEIPT TOTAL:</b>	<b>\$90.00</b>

Credit Card: \$90.00 XXXX4759 MasterCard  
Reference # 8000015290

Expiry Date: XX/XX Auth=021053  
Entry: Swiped Merchant #\*\*\*65189

Signature \_\_\_\_\_

I agree to pay above amount according to card issuer agreement (merchant agreement if credit voucher).

All returns must be accompanied by a receipt within 30 days of sale. Thank you for shopping with us!



54558

Visit us at AmeraTrail.com

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More saving.  
More doing.

4560 13TH STREET  
ST CLOUD, FL 34769 (407)498-0606

6350 00063 34684 11/14/18 12:46 PM  
SELF CHECK OUT

9506000031866	10X12 TARP <A>	23.98N
	10'X12' HVY DUTY SILVER/BROWN TAR	
008925094395	4.5" MTL GRN <A>	
	AVANTI PRO 4-1/2"X1/4"X7/8" MTL DC	
5@2.77		13.85N
020066778088	SPRY PAINT <A>	
	STOPS RUST CLEAN METAL PRIMER	
3@3.96		11.88N
020066779252	SRSTGLSWHTQT <A>	
	STOPS RUST GLOSS WHITE QT	
2@8.46		16.92N
6953781016057	3"UTLTYBRUSH <A>	4.17N
	ECON 3.0 FLAT BASIC BRUSH	
077089101270	4'2PCKCOVER <A>	4.97N
	BEST 4 X 3/8 IN WOVEN ROLLER 2PK	
077089143232	3X3/8 IN KNI <A>	3.97N
	BETTER 3 X 3/8 IN KNIT 2PK	

SUBTOTAL 79.74  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$79.74

XXXXXXXXXXXX4759 MASTERCARD 79.74  
AUTH CODE 081026/0634057 TA

P.O.#/JOB NAME: HARMONY

*DARKS*



6350 63 34684 11/14/2018 9402

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90 02/12/2019

\*\*\*\*\*

**DID WE NAIL IT?**

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 76007 69720  
PASSWORD: 18564 69657

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.

Approved G v/d Snel 11/14/2018



### Final Details for Order #113-2509136-9133865

[Print this page for your records.](#)

**Order Placed:** November 15, 2018  
**Amazon.com order number:** 113-2509136-9133865  
**Seller's order number:** 441611  
**Order Total: \$61.95**

### Shipped on November 15, 2018

#### Items Ordered

	<b>Price</b>
1 of: <i>Agora 3mm Nets for 7'x21' Soccer Goals Without Depth (Each)</i>	\$61.95
<small>Sold by: Sator Soccer (<a href="#">seller profile</a>)</small>	

Condition: New

#### Shipping Address:

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal:	\$61.95
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$61.95
Sales Tax:	\$0.00
-----	

#### Shipping Speed:

Economy Shipping

**Total for This Shipment: \$61.95**

### Payment information

#### Payment Method:

Debit Card | Last digits: 4759

Item(s) Subtotal:	\$61.95
Shipping & Handling:	\$0.00
-----	

#### Billing address

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax:	\$61.95
Estimated tax to be collected:	\$0.00
-----	

**Grand Total: \$61.95**

**Credit Card transactions** MasterCard ending in 4759: November 15, 2018: \$61.95

To view the status of your order, return to [Order Summary](#).

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*park*

*Approved G v/d Snel 12/03/2018*



**Final Details for Order #113-4828262-8751460**

[Print this page for your records.](#)

**Order Placed:** November 16, 2018  
**Amazon.com order number:** 113-4828262-8751460  
**Order Total: \$19.99**

**Shipped on November 17, 2018**

**Items Ordered**

1 of: *Zeox New iPad 9.7 inch 2017 / iPad Air Case - 360 Degree Rotating PU Leather Stand Protective Cover with Smart Auto Wake/Sleep for Apple New iPad 9.7 inch 2017/ iPad Air, Black* **Price \$19.99**  
Sold by: Zeox ([seller profile](#))

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$19.99  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$19.99  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$19.99**

**Shipping Speed:**

Two-Day Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$19.99  
Shipping & Handling: \$0.00  
-----

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$19.99  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$19.99**

To view the status of your order, return to [Order Summary](#).

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Misc  
Contingency

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**Final Details for Order #113-8528078-0662622**

[Print this page for your records.](#)

**Order Placed:** November 15, 2018  
**Amazon.com order number:** 113-8528078-0662622  
**Seller's order number:** 1200550947  
**Order Total: \$115.35**

**Shipped on November 16, 2018**

<b>Items Ordered</b>	<b>Price</b>
3 of: THOMPSONS WATERSEAL 042821-16 Semi Transparent Stain, Maple Sold by: toolboxsupply ( <a href="#">seller profile</a> )	\$38.45

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal:	\$115.35
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$115.35
Sales Tax:	\$0.00
-----	

**Total for This Shipment: \$115.35**

**Shipping Speed:**  
Economy Shipping

**Payment information**

**Payment Method:**  
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$115.35
Shipping & Handling:	\$0.00
-----	

**Billing address**  
GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax:	\$115.35
Estimated tax to be collected:	\$0.00
-----	

**Grand Total: \$115.35**

**Credit Card transactions**

MasterCard ending in 4759: November 16, 2018; \$115.35

To view the status of your order, return to [Order Summary](#).

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*Approved G v/d Snel 12/03/2018*

*parks*



**Final Details for Order #113-0908279-8474617**

[Print this page for your records.](#)

**Order Placed:** November 15, 2018  
**Amazon.com order number:** 113-0908279-8474617  
**Order Total: \$31.80**

**Shipped on November 17, 2018**

**Items Ordered**

3 of: *Freud PNW045STRB01G Quick Strip Disc 4-1/2 X 5/8In*  
Sold by: MaxWarehouse ([seller profile](#))

**Price**  
\$9.86

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$29.58  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$29.58  
Sales Tax: \$2.22  
-----

**Total for This Shipment: \$31.80**  
-----

**Shipping Speed:**

Standard Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$29.58  
Shipping & Handling: \$0.00  
-----

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$29.58  
Estimated tax to be collected: \$2.22  
-----

**Grand Total: \$31.80**

**Credit Card transactions** MasterCard ending in 4759: November 17, 2018: \$31.80

To view the status of your order, return to [Order Summary](#).

*Paulis*

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*Approved G v/d Snel 12/03/2018*





Gerhard van der snel <gerhardharmony@gmail.com>

**Your refund for Apple iPad 9.7" (2017) 128GB...**

1 message

return@amazon.com <return@amazon.com>  
To: gerhardharmony@gmail.com

Mon, Nov 19, 2018 at 6:18 PM



**Refund Confirmation**

**Hello Gerhard Van Der Snel,**

We've issued your refund for the item below. Your return is now complete\*.

[View return & refund status](#)



Apple iPad 9.7" (2017) 128GB...

**Refund total: \$410.41\*\***

Refund will appear on your Master Card in 3-5 business days.

\* This is an advanced refund. If we don't receive the item listed above, we may charge your original payment method.

\*\* [Learn more about refunds](#)

This email was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.

*2012*

Approved G v/d Snel 12/03/2018



**Final Details for Order #113-0821276-3684224**

[Print this page for your records.](#)

**Order Placed:** November 18, 2018  
**Amazon.com order number:** 113-0821276-3684224  
**Seller's order number:** 5168062  
**Order Total: \$472.91**

**Shipped on November 19, 2018**

<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Apple iPad Pro Tablet (128GB, Wi-Fi, 9.7") Gray (Refurbished)</i> Sold by: Kanga Supply ( <a href="#">seller profile</a> )	\$439.92

Condition: New

**Shipping Address:**

Gerhard van der Snel  
 7360 Five Oaks Dr  
 Office trailer  
 HARMONY, FLORIDA 34773-6047  
 United States

Item(s) Subtotal:	\$439.92
Shipping & Handling:	\$0.00
	-----
Total before tax:	\$439.92
Sales Tax:	\$32.99
	-----

**Total for This Shipment: \$472.91**

**Shipping Speed:**

Two-Day Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal:	\$439.92
Shipping & Handling:	\$0.00
	-----

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
 210 N UNIVERSITY DR STE 702  
 CORAL SPRINGS, FL 33071-7320  
 United States

Total before tax:	\$439.92
Estimated tax to be collected:	\$32.99
	-----

**Grand Total: \$472.91**

**Credit Card transactions**

MasterCard ending in 4759: November 19, 2018: **\$472.91**

To view the status of your order, return to [Order Summary](#).

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*Approved G v/d Snel 12/03/2018*

WWW.TELLSUNOCO.COM  
or call 1-844-TELLSUN  
and receive a FREE item on  
your next visit.

APlus  
00067-6718-00  
6990 E Irlo Bronson  
St. Cloud Florida 34  
\* FINAL RECEIPT\*  
For Credit Sales  
Card Charged Only  
Total Shown Below.

Trans #: 223422  
Grade: Regular (87)  
Pump Number: 05  
Gallons: 22.841  
Price: \$2.399  
Total Fuel: \$54.80

Total Sale: \$54.80

Term: JD12418058001

Appr: 089677

Seq#: 011544  
Capture

MasterCard  
XXXXXXXXXXXX4759  
Swiped

11/19/2018 07:57:44

Approved G v/d Snel 11/26/2018



**Final Details for Order #114-6533327-9747449**

[Print this page for your records.](#)

**Order Placed:** November 26, 2018  
**Amazon.com order number:** 114-6533327-9747449  
**Order Total: \$80.79**

**Shipped on November 27, 2018**

**Items Ordered**

3 of: *LaMotte Liquid Reagent 7037-G, pH Indicator, 1 oz* **Price**  
Sold by: eSeasonGear ([seller profile](#)) **\$9.45**

Condition: New  
New Fresh Stock! Exp. 1/2019 or later

3 of: *LaMotte Liquid Reagent P-6740-G, DPD 1A, 1 oz* **\$8.74**  
Sold by: eSeasonGear ([seller profile](#))

Condition: New  
New Fresh Stock, exp. 2/2019 or later

3 of: *LAMOTTE COMPANY P-6741-G CHLORINE DPD 1B 30ML* **\$8.74**  
Sold by: eSeasonGear ([seller profile](#))

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$80.79  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$80.79  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$80.79**  
-----

**Shipping Speed:**

Standard Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$80.79  
Shipping & Handling: \$0.00  
-----

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$80.79  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$80.79**

**Credit Card transactions** MasterCard ending in 4759: November 27, 2018: \$80.79

To view the status of your order, return to [Order Summary](#).

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*Approved G v/d Snel 12/03/2018*

*pools*

# Publix

Narcoossee Shoppes  
1951 South Narcoossee Rd  
Saint Cloud, FL 34771  
Store Manager: Shannon Smallwood  
407-892-0595

PUB PURIFIED WATER		
10 @	4.49	44.90 F
Order Total		44.90
Sales Tax		0.00
Grand Total		44.90
Credit	Payment	44.90
Change		0.00

-----

PRESTO!  
Trace #: 066655  
Reference #: 1295553237  
Acct #: XXXXXXXXXXXX4759  
Purchase MasterCard  
Amount: \$44.90  
Auth #: 000000

-----

Your cashier was Emily

11/27/2018 12:53 S1045 R106 1057 C0281

Explore the many ways to save at Publix.  
View bargains at [publix.com/savingstyle](http://publix.com/savingstyle)

Publix Super Markets, Inc.

*Water Staff*

Approved G v/d Snel 11/26/2018



**Final Details for Order #114-7787778-0141824**

[Print this page for your records.](#)

**Order Placed:** November 26, 2018  
**Amazon.com order number:** 114-7787778-0141824  
**Order Total: \$12.95**

**Shipped on November 26, 2018**

**Items Ordered**

1 of: *Duracell Procell PC1500 Alkaline-Manganese Dioxide Battery, AA Size, 1.5V, 24 Count* **Price** \$12.95  
Sold by: Kayav ([seller profile](#))

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$12.95  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$12.95  
Sales Tax: \$0.00  
-----

**Shipping Speed:**  
Two-Day Shipping

**Total for This Shipment: \$12.95**  
-----

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$12.95  
Shipping & Handling: \$0.00  
-----

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$12.95  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$12.95**

To view the status of your order, return to [Order Summary](#).

*pools*

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*Approved G v/d Snel 12/03/2018*



**Final Details for Order #113-9138848-4413822**

[Print this page for your records.](#)

**Order Placed:** November 26, 2018  
**Amazon.com order number:** 113-9138848-4413822  
**Order Total: \$11.94**

**Shipped on November 26, 2018**

<b>Items Ordered</b>	<b>Price</b>
2 of: <i>Super Lube 21036 Synthetic Grease (NLGI 2), 3 oz Cartridge, Translucent White</i>	\$5.97
Sold by: Amazon.com Services, Inc	
Condition: New	

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal:	\$11.94
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$11.94
Sales Tax:	\$0.00
-----	

**Total for This Shipment: \$11.94**

**Shipping Speed:**  
Two-Day Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal:	\$11.94
Shipping & Handling:	\$0.00
-----	

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax:	\$11.94
Estimated tax to be collected:	\$0.00
-----	

**Grand Total: \$11.94**

To view the status of your order, return to [Order Summary](#).

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*Vehicle*

*Approved G v/d Snel 12/03/2018*



**Details for Order #113-3573362-2785806**

[Print this page for your records.](#)

**Order Placed:** November 28, 2018  
**Amazon.com order number:** 113-3573362-2785806  
**Order Total: \$69.00**

**Not Yet Shipped**

**Items Ordered**

1 of: *Wagner Spraytech 0518050 518050 Paint Sprayer, Yellow*  
Sold by: Amazon.com Services, Inc

**Price**  
\$69.00

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

**Shipping Speed:**

Two-Day Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$69.00  
Shipping & Handling: \$0.00

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$69.00  
Estimated tax to be collected: \$0.00

**Grand Total: \$69.00**

To view the status of your order, return to [Order Summary](#).

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*perks*

*Approved G v/d Snel 12/03/2018*





**Final Details for Order #113-8392317-3445012**

[Print this page for your records.](#)

**Order Placed:** November 26, 2018  
**Amazon.com order number:** 113-8392317-3445012  
**Seller's order number:** 2062895  
**Order Total: \$21.98**

**Shipped on November 27, 2018**

**Items Ordered**

1 of: *Briggs & Stratton 842921 Pack of 2 Oil Filters*  
Sold by: powered\_by\_moyer ([seller profile](#))

**Price**  
\$21.98

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$21.98  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$21.98  
Sales Tax: \$0.00  
-----

**Shipping Speed:**  
Standard Shipping

**Total for This Shipment: \$21.98**  
-----

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$21.98  
Shipping & Handling: \$0.00  
-----

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$21.98  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$21.98**

**Credit Card transactions** MasterCard ending in 4759: November 27, 2018: \$21.98

To view the status of your order, return to [Order Summary](#).

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*Vehicle*

*Approved G v/d Snel 12/03/2018*

GasTruck

Wawa #5123  
1125 E Irlo Bronson  
St. Cloud FL 34769  
\*\*\*\*\*  
11/28/2018:16:30 PM  
Term: JD12067193001  
Appr: 040399  
Seq#: 001256  
Product: Unleaded  
Pump Gallons Price  
12 25.392 \$2.129  
Total Sale \$54.06  
Capture

MasterCard  
XXXXXXXXXXXX4759  
Swiped

11/28/2018 14:12:57

I agree to pay the  
above Total Amount  
according to Card  
Issuer Agreement.

\*\*\*\*\*

YOUR OPINION MATTERS

Tell us about your  
experience at  
\* MyWawaVisit.com \*

Take our survey for  
a chance to win

Wawa swag  
gift baskets and  
gift cards valued  
at up to \$500!

Disponible  
en Espanol

\*\*\*\*\*

Survey Code: 1669205

Store Number: 05123

\*\*\*\*\*

Please respond  
within 5 days

NO PURCHASE  
NECESSARY

See rules at website

Approved G v/d Snel 11/28/2018

THANK YOU FOR SHOPPING AT  
D's ACE HARDWARE  
525 E. 13TH STREET  
ST. CLOUD,  
FL-34769  
(407) 957-0191

11/28/18	2:09PM HEATHER	302	SALE
11864	3 EA	\$9.99	EA N
PAINT QT GLOS WHITE R-0			\$29.97
SUB-TOTAL:\$	29.97	TAX: \$	.00
		TOTAL: \$	29.97
	BC AMT:	\$	29.97

BK CARD#: XXXXXXXXXXXX4759  
MID: 191202894884  
AUTH: 029751 AMT: \$ 29.97  
Host reference #:053894 Bat#

Authorizing Network: MASTERCARD

SWIPED  
CARD TYPE:MASTERCARD EXPR: XXXX  
TxnID/VaIcode: 034398

Bank card USD\$ 29.97

Total Items: 3



==>> JRNL#A53894/1  
CUST NO: 111

<<==

THANK YOU GERHARD SNEL VAN DER  
FOR YOUR PATRONAGE

I agree to pay above total amount  
according to card issuer agreement  
(merchant agreement if credit voucher)  
Acct: TAX EXEMPT CUSTOMER  
PO#: HARMONY

*paris*

Customer Copy

Approved G v/d Snel 11/28/2018



More saving.  
More doing.

4560 13TH STREET  
ST CLOUD, FL 34769 (407)498-0606

6350 00063 69375 11/28/18 01:24 PM  
SELF CHECK OUT

033287164974	29PC BIT SET <A>	26.97N
	RYOBI 29-PC BLK OXIDE DRILL BIT SET	
008925138228	DIABLO40GSH <A>	
	DIABLO 4.5" 40G SPEED HUB FLAP DISC	
	3@9.97	29.91N
008925094036	4.5"FW 40G <A>	7.97N
	DIABLO 4-1/2" 40G STL DEMON CONICAL	

SUBTOTAL	64.85
SALES TAX	0.00

TAX EXEMPT

TOTAL	\$64.85
XXXXXXXXXXXX4759 MASTERCARD	64.85
AUTH CODE 000627/6630057	TA

P.O.#/JOB NAME: HARMONY

*parkus*



6350 63 69375 11/28/2018 0479

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	02/26/2019

\*\*\*\*\*  
**DID WE NAIL IT?**

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 145389 139102  
PASSWORD: 18578 139039

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.

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WWW.TELLSUNOCO.COM  
or call 1-844-TELLSUN  
and receive a FREE item on  
your next visit.

APlus  
0067-6718-00  
6990 E Irlo Bronson  
St. Cloud Florida 34  
\* FINAL RECEIPT\*  
For Credit Sales  
Card Charged Only  
Total Shown Below.

Trans #: 224386  
Grade: Regular (87)  
Pump Number: 05  
Gallons: 23.494  
Price: \$2.239  
Total Fuel: \$52.60  
Total Sale: \$52.60

WWW.TELLSUNOCO.COM  
or call 1-844-TELLSUN  
and receive a FREE item on  
your next visit.

Term: JD12418058001

Appr: 008626

Seq#: 015144  
Capture

MasterCard  
XXXXXXXXXXXX4759  
Swiped

WE WANT YOUR FEEDBACK!  
11/28/2018 07:16:35  
WWW.TELLSUNOCO.COM  
or call 1-844-TELLSUN

Approved G v/d Snel 11/28/2018

**7D.**

**7Di.**

**HARMONY COMMUNITY DEVELOPMENT DISTRICT  
PARKS AND RECREATION FACILITY USAGE APPLICATION**

**ORGANIZATION/COMPANY USE APPLICATION**

**IMPORTANT:** Please type or print legibly. All sections must be completed. Some applications may require additional review and approval from the District. **Usage will only be confirmed if all appropriate information has been supplied.**

**APPLICANT INFORMATION**

Name of Entity/Organization/Company: SR Brazil LLC dba Soccer Shots

Address: 7350 Futures Drive, Suite 9, Orlando FL 32819

Type of Organization:  Non-Profit       Commercial       Government       Private

If Non-Profit, does your organization hold a current 503(c)(3) certificate?  Yes  No

Contact Person: Eduardo Rampazzo      E-mail: erampazzo@soccershots.org

Work Phone: (407) 900-0905      Cell Phone: (407) 900-0905

**EVENT INFORMATION**

Type of event: Soccer instruction for children age 2-8

Requested location: Flat grass space of about 10x20 ft close to restrooms since the program is geared toward young children. A soccer field is not required.

Event date(s): Every Saturday for about 40 weeks of the year Times From: 3pm (a.m./p.m.) To: 5pm (a.m./p.m.)

Anticipated # of attendees: 30-40 children plus parents What age group? 2-8 years olds  
divided in groups of 10

**NOTE:** *If requesting use of a pool area, please be advised the access gates are not to be propped open at any time before or during the event. This is an electronic card reader access system, and propping the gates will result in a default that disables the card readers where no one will have access.*

**DAMAGE DEPOSIT**

For each event with 10 or more attendees, the District shall collect from the event organizer a **Damage Deposit** in the amount **\$250** at the time the event is scheduled with the District Manager.

At the conclusion of the event and upon inspection, the District shall either (1) return the Damage Deposit to the event organizer if there is no damage to District property or (2) charge the event organizer for any damage to the District property and apply the Damage Deposit to the charge.

If the damage to the District property is less than the Damage Deposit, the excess amount from the deposit shall be returned to the event organizer. If the damage to the District property exceeds the Damage Deposit, the event organizer shall be charged for the property damages. All damage charges must be paid to the District no later than 15 days after invoice date.



**VENDORS/MERCHANDISE**

*Any vendor who will sell or give away merchandise must have a vendor agreement, a copy of their business license, and insurance on file with the Osceola County Parks and Recreation Department.*

How many vendor/merchandise locations will your event require? 0

Please describe vendors/type that will occur on day of event: \_\_\_\_\_

\_\_\_\_\_

A complete detailed listing of names must be provided of all vendors. Please attach a list with the names, addresses, phone numbers and types of service of any person(s) that you have an agreement/contract for any service they will provide for you.

Attached:  Yes  No

**CATERING**

Will your event require catering?  Yes  No

Name of Company: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Cell/ Pager: \_\_\_\_\_ Email: \_\_\_\_\_

**CONTACT INFORMATION**

*Contact information to obtain a County permit or additional waste management services, as required in the Harmony Community Development District Parks and Recreation Facilities Policy.*

Osceola County Zoning and Code Enforcement:  
One Courthouse Square, Suite 1200, Kissimmee, FL 34741  
Phone (407) 343-3400

Osceola County Parks and Recreation Department:  
One Courthouse Square, Suite 1200, Kissimmee, FL 34741  
Phone (407) 343-2380

County Waste Management: Phone (407) 847-7370

*EP12*

**INDEMNIFICATION AND HOLD HARMLESS**

The **EVENT ORGANIZER** agrees that this application applies to the entity, corporation or organization and all of its agents, officers, directors, employees, consultants or similar persons.

**UPON SIGNATURE** of this application, **THE EVENT ORGANIZER AGREES TO BE LIABLE** for any and all damages, losses and expenses incurred by the District, caused by the acts and/or omissions of the event organizer, or any of its agents, officers, directors, employees, consultants or similar persons.

**THE EVENT ORGANIZER AGREES TO INDEMNIFY, DEFEND, AND HOLD THE DISTRICT HARMLESS** for any and all claims, suits, judgments, damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees, arising from any and all acts and/or omissions of the organizer, or any of his or her agents, officers, directors, employees, consultants or similar persons.

The State, agency or subdivision of the State shall not be subject to this indemnification clause in accordance with Section 768.28(19), Florida Statutes.

None of the indemnification or insurance requirements referenced in the Harmony Community Development District Parks and Recreation Facilities Policy or in this Application constitute a waiver of sovereign immunity pursuant to Section 768.28, F.S.

**SIGNATURE OF APPLICANT/EVENT ORGANIZER**

**ACKNOWLEDGEMENT:**

- I understand that this is an application only and does not obligate the Harmony Community Development District in any fashion to reserve any facility and/or approve any event.
- I have read, understand, and agree to abide by the policies set forth by the Harmony Community Development District in Chapter 4, Parks and Recreation Facilities Rules.
- If approved, I understand that I must have a copy of the signed, approved application in my possession at the event or I will be denied access for this event.

Signature: *Eduardo Rampazzo*

Date: 11/02/2018

Printed Name: EDUARDO RAMPAZZO

**APPROVAL FROM HARMONY CDD**

Signature: *Kristen Suitt*

Date: 11/29/18

Printed Name: Kristen Suitt

Title: District Manager

**Tschinkel, Rosemary**

---

**From:** Eduardo Rampazzo <erampazzo@soccershots.org>  
**Sent:** Friday, November 02, 2018 3:40 PM  
**To:** Tschinkel, Rosemary  
**Cc:** gerhardharmony@gmail.com; Suit, Kristen  
**Subject:** RE: Harmony Application for use of the Soccer Field  
**Attachments:** Soccer Shots Orlando South & Osceola County.pdf; Harmony Facility Reservation Form--corporate 2015 - Soccer Shots.PDF

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Ms Rosemary,

We manage a soccer program that is geared toward children age 2-8. It is a nationwide program that runs in more than 36 states and Canada, we recently started offering the program in numerous schools in Osceola County and also in public parks, including being a contractor for the City of Saint Cloud where some residents from Harmony have been attending the classes. Some of them suggested we offer the program inside the Harmony community due to the interest in Soccer for that age group. I am reaching out to see if we could offer the program and what would be the steps we have to take.

We are looking into starting in January (5<sup>th</sup>/6<sup>th</sup>) for our Winter Season. We could also do a free fun day in December to let the parents and community see the program in action. Ideally Saturday afternoon would work perfect with our schedule and if there is enough interest we could also offer during a weekday.

We only need a flat space of grass of about 600sq ft to set up two small soccer fields and we bring everything including popup goals, so we don't require a Soccer field actually. Since we have a lot of little kids ideally it could be located close to some restrooms.

You can find a lot of information in our website ([www.soccershots.org](http://www.soccershots.org)) and [Facebook](#). Also we have some information attached together with the requested form.

Our coaches are professionally trained, background checked and we have specific insurance for what we do and would add the park/hoa as an additional insured.

We handle everything, including registrations, payments, communication and marketing.

Please contact us with any questions you might have.

Thank you and have a great weekend!



Eduardo Rampazzo  
 Owner/Director  
 Soccer Shots Orlando South & Osceola County  
 407.900.0905