

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

**March 25, 2021
REGULAR MEETING AGENDA PACKAGE**

**Grace Community Church
5501 East Irlo Bronson Highway
Saint Cloud, Florida 34771**

Osceola County Emergency Ordinance 2020-74, which extends OscCo Ordinance 2020-60, remains in effect requiring all people working, living, visiting or doing business in Osceola County to wear face coverings while in public places. Social distancing measures will be enforced, and masks are required to attend Harmony CDD meetings until otherwise advised.

Remote participation options will continue to be provided for telephonic public attendance at Call In: **646-838-1601** Access Code: **972406386#**.



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071



Teresa Kramer, Chair
Daniel Leet, Vice Chair
Kerul Kassel, Assistant Secretary
Steve Berube, Assistant Secretary
Mike Scarborough, Assistant Secretary

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

March 18, 2021

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 on Thursday, March 25, 2021 at 6:00 pm at the Grace Community Church, 5501 East Irlo Bronson Memorial Highway, Saint Cloud, Florida 34771; and via conference call at:

Call-In Number: (646) 838-1601

Access Pass Code: 972406386#

Following is the advance agenda for the meeting:

1. Roll Call

2. Closed Litigation Session

At this time the meeting will be in recess for the Board to conduct a private attorney-client session concerning pending litigation as requested by the Attorney for the District and as authorized by Section 286.011, Florida Statutes. The private session is for the purpose of discussing settlement and strategy for the pending matter of the Davey Tree Expert Company vs. Harmony Community Development District; in the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, Case No. 2018 CA 003208 CI.

The Board, the District Manager, and the Attorney(s), for the District will attend the meeting. A court reporter will be present at the session and a transcript will be available after the conclusion of the litigation.

The regular board meeting will resume upon conclusion of this closed session.

3. Audience Comments (Maximum of 3 Minutes per Speaker)

4. Approval of Minutes for:

A. February 25, 2021 – Regular Monthly Meeting [Page 6]

5. Subcontractors' Reports

A. Servello Landscape Solutions

- i. Grounds Maintenance Status
ii. Additional Work Proposals
a. Lift & Thin All Hardwood Trees [Page 19]
b. Add Irrigation Services & Maintenance [Page 22]

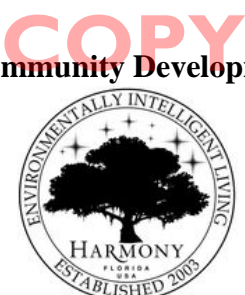
6. Staff Reports

A. District Engineer

- i. Monthly Report Summary [Page 28]
ii. Long Pond Footbridge Repair
a. Project Location Diagrams [Page 31]
b. Deck Replacement Bid Form [Page 35]
iii. Approval of PD Amendment [Page 37]
iv. Conservation Area Monitoring [Page 41]
• Lygodium Locations [Page 43]
v. Facilities Boundary Survey [Page 45]
• Road Surfacing Request [Page 46]

B. District Counsel

- i. Report on Injunctive Relief Hearing RE: Locked Irrigation Boxes
ii. Brownie's Invoice Payment Litigation Matter Update
a. Counsel Memo & Executed Agreement [Page 50]
b. Satisfaction & Release of Claim of Lien [Page 54]
iii. Servello Landscape Solutions Contract
a. Landscape Contract Extension Memo [Page 56]
b. Florida Statutes 287.057(13) Citations [Page 58]
c. Provisions Related to Term of Contract [Page 59]
iv. Discussion of Sunshine Law Applicability to Social Media
v. Discussion of Livestreaming Board Meetings



Teresa Kramer, Chair
Daniel Leet, Vice Chair
Kerul Kassel, Assistant Secretary
Steve Berube, Assistant Secretary
Mike Scarborough, Assistant Secretary

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

C. Field Manager

- i. Facilities Maintenance (Parks, Pools, Docks, Boats, etc.) [Page 64]
ii. Facility Use Records (Inclusive - Boats & Other) [Page 67]
iii. Resident Submittals (Facebook & Direct) [Page 71]
iv. Pond Maintenance (Chart & Map) [Page 73]
v. Wetlands Report (Chart & Map) [Page 76]
• Lygodium Locations [Page 78]
vi. Field Equipment Maintenance
vii. Field Services Proposals
a. Town Square Renovations [Page 81]
(1) JA Design Quotations {Three Options} [Page 89]
(2) Magic Design Quotation {One Option} [Page 96]
b. Sidewalk/Curb Concrete Repairs [Page 98]

7. District Manager's Report

- A. Financial Statements for February 28, 2021 [Page 101]
B. Approval of: #251 Invoices, Check Register, & Card Purchases [Page 115]
[Invoices and Card Receipts Available Upon Request]
C. Transfer \$26,000.00 from General Fund to 2015 Debt Service Fund for Parcel VC1
D. Facilities Usage Applications
i. Harmony Church – Easter Sunday Worship Service @ Town Square [Page 124]
E. Proposal for Field Services Management by InfraMark [Page 129]
F. Near-Verbatim Minutes Versus Summary Minutes
G. RFQ for District Engineer – April Agenda

8. Business Discussions

- A. Consideration of District Meeting Video Recordings
i. Videography Proposal Update [Page 141]
ii. Captioning Services Quotation [Page 144]
B. District Purchase of Computer {Dedicated to Video}
C. Review of February Workshop {Courtesy of Chair} [Page 150]
i. Field Services Model [Page 151]
a. Direct Cost (FRM) [Page 152]
b. Indirect Costs [Page 153]
c. Services Scope [Page 154]
ii. Procurement Standards [Page 155]
iii. Distressed Retention Ponds
a. Depth Inadequate [Page 156]
b. Poor Treatment [Page 157]
iv. Unacceptable Berm Issues [Page 158]
v. Neighborhood Playgrounds
a. Current Locations [Page 161]
b. Upgrade Requests [Page 162]
vi. Future Retaining Walls
a. 7 Foot Height [Page 164]
b. 2 Foot Height [Page 166]
D. Status of VC-1 Survey Monkey [Page 169]

9. Supervisor Requests

- A. Consideration of Reserves Study

10. Adjournment

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

Sincerely,
Kristen Suit

Kristen Suit
District Manager

Fourth Order of Business

4A.

**MINUTES OF MEETING
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, February 25, 2021, at 6:00 p.m. at the at the Grace Community Church, 5501 East Irlo Bronson Highway, St. Cloud, FL.

Present and constituting a quorum were:

- | | |
|------------------|---------------------|
| Teresa Kramer | Chair |
| Dan Leet | Vice Chairman |
| Steve Berube | 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. |
| Tristan LaNasa | Young Qualls, P.A. |
| Steve Boyd | District Engineer |
| Gerhard van der Snel | Field Services Manager |
| Pete Betancourt | Servello |
| Residents and Members of the Public | |

The following is a summary of the discussions and actions taken at the February 25, 2021 Harmony CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Supv Kramer called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Closed Litigation Session

Supv Kramer addressed the Closed Litigation Session noting that only the Board, District Counsel, District Manager, and a court reporter will be in the session.

At this time the audience and all others in attendance were asked to step outside the meeting room and the Closed Litigation Session was conducted.

The audience returned to the meeting.

Mr. Qualls outlined Section 286.011, Florida Statutes and explained what a Closed Litigation Session is.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

Harmony CDD
February 25, 2021

FOURTH ORDER OF BUSINESS

Brownies Septic & Plumbing Discussion

Supv Kramer addressed the letter from Brownies Septic & Plumbing making a counteroffer. They are requesting the remainder of the contracted price of \$57,109.00 plus the \$15,000.00 agreed upon for dewatering. They are willing to provide an additional \$2,250.00 for any damages and non-completion of the contract.

Discussion followed on the counteroffer with it being suggested to counter with a request for an additional \$7,500.00 for a total of \$37,359.00 as the final payment.

Supv Scarborough MOVED to authorize District Counsel to counteroffer settlement to Brownies Septic & Plumbing in the amount of \$37,359.00 and Supv Kassel seconded the motion.

Supv Berube inquired what District Counsel thinks.

Mr. Qualls noted there are many ways to negotiate and the cost of defense would well exceed \$7,500.00; meeting in the middle is a fair counteroffer.

On VOICE vote, with all in favor, the motion was approved. (5-0)

FIFTH ORDER OF BUSINESS Approval of Minutes

A. January 28, 2021 Regular Monthly Meeting Minutes

Supv Kassel noted she had sent minor edits.

Supv Kramer noted she had one amendment also which she sent.

On MOTION by Supv Kassel seconded by Supv Scarborough, with all in favor, the January 28, 2021 regular meeting minutes were approved as amended. (5-0)

SIXTH ORDER OF BUSINESS

Subcontractors' Reports

A. Servello

i. Grounds Maintenance Status

Mr. Betancourt reported for March they will be doing mulching and as soon as they determine a start date it will be provided to Mr. van der Snel. The horticultural service will be out as Mr. van der Snel has expressed some concern regarding the west

Harmony CDD
February 25, 2021

entrance sod. For the ponds they normally do weed eating along the edge once or twice per year and the crew has informed him that the Board does not want this done anymore.

It was noted this is incorrect; the Board has not discussed pond cutting in the last several months.

Mr. Betancourt noted they will continue, he normally schedules it for March before they go into season while everything is dead making it easier to trim.

Supv Kramer inquired if the horticulturist looks at the trees noting there are some problems on Cupseed behind the school with weep holes and black sap on trees. There is also some pest damage.

Mr. Betancourt requested the location of the trees he will address with Mr. Feliciano and will look at them on Monday.

Supv Kramer addressed placing the Servello contract on the March agenda noting the original contract allowed for a two-year contract extension and those two years are ending in September.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

i. District Engineer’s Report

ii. Discussion of FGT Review of Garden Road

Mr. Boyd reported he and Supervisor Kramer had a field meeting with FGST. FGST will not allow a paved surface but will allow crushed concrete. They flagged the lines, but the District will need to have it surveyed and he has a quote for \$2,500.00 and is awaiting a second quote. The next steps will be to draw up a design and submit to FGST and there will be an encroachment agreement the District will need to execute with FGT that approves the specific improvements.

Supv Berube inquired if the surface would be crowned, leveled or angled.

Mr. Boyd noted it would be crowned or sloped to one side.

iii. Austin Environmental Monitoring Report Update

Mr. Boyd reported Austin Environmental received a response from SFWMD earlier this week. SFWMD noted a couple of areas they want spot treated.

iv. Discussion of Foot Bridge Repairs [Long Pond]

Mr. Boyd reported it is time for the decks and rails to be replaced on the foot bridges and he is preparing a scope of work to provide to contractors for the repair.

Harmony CDD
February 25, 2021

Mr. Boyd noted he mentioned last month he would be bringing a rate increase. After reflection and focus he has decided to let them know he will be stepping down as the District Engineer. He is willing to stay on during the process of selecting a new engineer. He stated that this was a hard decision and was undecided about it so the purpose for potentially bringing the rate increase was to see if he could find a way to continue to serve the District. and But, looking at how that would work, he does not want to go through rate increase and the District not seeing an increased level of service. Thank you, it has been a pleasure to serve as the District Engineer.

Supv Kassel inquired if Mr. Boyd can provide some recommended firms.

Mr. Boyd noted he can.

Ms. Suit addressed the RFP for Engineering Services and timing.

Mr. Qualls noted he would give it two months.

Supv Kramer noted they will move expeditiously on this and appreciate Mr. Boyd helping them out. Mr. Boyd has indicated he will be putting all the District's construction documents on a drive and providing it to the District so they will have a comprehensive database.

Supv Kramer addressed the dog park discussed at the last meeting noting Mr. Boyd had said they can move forward with the fencing and dog wash area and do not need to wait for anything else.

Mr. Boyd noted the contractor they hire should be able to pull the permits themselves and that he has plans that should be provided to potential vendors with the Request for Quote.

Mr. Leet inquired if there is any timing on the de-watering for the new neighborhood.

Mr. Boyd noted he would assume two months at the most.

Supv Kramer noted Mr. van der Snel can begin working on the dog park.

Mr. van der Snel noted he has three quotes for the fence and for the dog agility equipment.

Supv Kassel noted they still have to decide on that.

Supv Kramer noted they will get the quotes and consider what that might involve. For the foot bridge, they are moving forward with the scope of work and then they will be working to get it out.

Harmony CDD
February 25, 2021

Discussion followed on the foot bridges with it being noted it is the treads and railing, the support structure is fine. The area under it that keeps washing out needs to be addressed.

B. District Attorney

i. Policies

a. Draft Procurement Procedures

Mr. Qualls addressed the draft procurement policy. There is a breakout between the policies and the procedures.

The Procurement Policy was outlined: a) – less than \$500.00, b) - \$500.00 - \$2,499.99, c) - \$2,500.00 to \$4,999.99, d) - \$5,000.00 and Florida statutory amount and e) above Florida’s statutory amount requiring formal, competitive bidding, follow the statutorily required procurement process.

On MOTION by Supv Kassel seconded by Mr. Leet with Supv Kassel, Supv Leet and Supv Kramer voting aye and Supv Berube and Supv Scarborough voting nay the Procurement Procedures were approved. (3-2)

ii. Follow-up Discussion of District Counsel Billing District at Flat Fee

Mr. Qualls addressed the offer for the amendment of the legal services as a flat fee not inclusive of litigation.

Supv Berube addressed the flat fee of \$48,000.00 versus the actuals of \$55,000.00 to \$80,000.00 for previous years.

Discussion continued on the flat fee billing and what defines litigation with it being noted once a suit is filed it becomes litigation.

Supv Berube MOVED to approve District Counsel billing the District at flat fee of \$4,000.00 monthly and Supv Scarborough seconded the motion.

Discussion ensued on the flat rate billing and going forward to work to judiciously mitigate lawsuits.

Mr. Qualls noted they can continue to track their time and provide a general description of the services being performed.

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

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. Wetlands Report (Chart & Map)**

Mr. van der Snel noted his reports were in the package and inquired if there were any questions or concerns.

Supv Kramer addressed a water bill being in excess of \$2000 for one month when it is typically around \$500.

Mr. van der Snel noted he has been in contact with TOHO to investigate and a technician will be onsite Friday to check the clock.

Discussion continued on the water bill and why it took so long to investigate and try to resolve the issue.

Mr. van der Snel addressed the mitigation pictures included in the agenda package.

Supv Kassel addressed previous discussion regarding whether the CDD is really the responsible party for these areas.

Supv Kramer noted they have not yet touched base. Since the SFWMD rep [Amy] did the flyover she noticed a severe infestation; it is within the CDD boundaries but not on CDD owned property. Supv Kramer is trying to get a time where Austin Environmental and herself can get with the SFWMD representative.

Supv Kramer addressed working with TOHO on the dog park drains noting TOHO is going to send someone out to evaluate.

Supv Kramer reported they were contacted by the new owners of Harmony West and they are going to get together to have a meeting. Previously the Board has designated the Chair to be the committee member on the Buck Lake Management Committee.

Discussion followed on the draft Buck Lake agreement previously presented.

On MOTION by Supv Kassel seconded by Supv Leet, with all in favor, Chair to serve as Representative for Buck Lake Committee was approved. (5-0)

EIGHTH ORDER OF BUSINESS District Manager’s Report

- A. Financial Statements for January 31, 2021**
- B. Approval of: #250 Invoices, Check Register and Debit Purchases**

On MOTION by Supv Kassel seconded by Supv Berube, with all in favor, the #250 invoices, check register and debit purchases were approved. (5-0)

- C. Facilities Usage Applications**
 - i. Farmer’s Market** – awaiting Mr. Fusilier’s response.
 - ii. Harmony Community Church 4:12 Student Ministry – Student Service Day**

Discussion followed on the usage application with it being noted the application includes a Pandemic Indemnification.

On MOTION by Supv Berube seconded by Supv Leet, with all in favor, the Harmony Community Church 4:12 Student Ministry Student Service Day for February 28, 2021 from noon to 4:00 p.m. at the Buck Lake Park pavilion with 60 participants was approved. (5-0)

NINTH ORDER OF BUSINESS Old Business

- A. Discussion and Consideration of Relocating West Entrance Crosswalk**

Supv Kramer outlined the request from Osceola County to relocate the west entrance crosswalk.

Supv Kassel MOVED seconded by Supv Leet, with all in favor, adding sidewalk/crosswalk at intersection of Five Oaks Drive and Dark Sky Drive / Milkweed Lane without removing existing sidewalk.

Discussion ensued on relocating. It was noted they have one estimate at \$5,300.00 and will need to go out to bid on work to be done.

Supv Leet seconded the motion and with all in favor, the motion was approved.

Harmony CDD
February 25, 2021

B. Consideration of Acceptance of Deeds

30-26-32-2877-0001-00E0 (0.61 acres)

30-26-32-2877-0001-00G0 (0.10 acres)

30-26-32-2877-0001-00F0 (0.10 acres)

Supv Kramer addressed the deeds noting they were considered in the past where they indicated they would accept the property and was to come back to the Board for final approval of acceptance. However, they were recorded prior to that happening. They are being brought to the Board to decide whether to accept after the fact or to ask them to change them back.

On MOTION by Supv Kassel seconded by Supv Berube, with Supv Leet, Supv Berube, Supv Kassel and Supv Scarborough voting aye and Supv Kramer voting nay, the accepting of the quit claim deeds 30-26-32-2877-0001-00E0 (0.61 acres), 30-26-32-2877-0001-00G0 (0.10 acres), 30-26-32-2877-0001-00F0 (0.10 acres) was approved. (4-1)

TENTH ORDER OF BUSINESS **New Business**

A. Discussion and Consideration of Video Recording Meetings

i. Presentation

ii. Memos – Records Retention and ADA Compliance Memo

iii. Complete I.T. Proposal - \$2,054.50

Supv Leet reviewed the presentation noting it is included in the agenda package. He addressed the equipment needed to video record the meetings, ADA compliance and records retention. He suggested waiting until Inframark has the ability to store the recordings but proceed with obtaining quotes for a computer for the video recording.

Discussion followed on storage, access and live streaming versus recording a meeting. Supv Leet will obtain proposals for the system to provide video streaming for the next meeting.

B. Discussion of Maintenance of District Vehicles and Equipment

Supv Berube noted he used to maintain the District’s vehicles and equipment at no cost to the District. When the Chair changed this ceased and part of that was maybe too much management from the Chair. He would be happy to continue with his service at no charge but without interference as it was before to include if a vehicle is sitting in his garage and needs \$1,000 worth of parts to fix it, he does not want to go through the purchasing process. He said he will continue but only on his time, on his schedule,

Harmony CDD
February 25, 2021

without interference and only if he is totally exempt from the Procurement Policy. He further addressed the purchase of a trailer five or six months ago and that he authorized it for transporting vehicles for repair instead of pulling them behind the truck like they have been doing.

Supv Scarborough addressed the history of Supervisor Berube doing the maintenance and the cost if they calculated the manhours he has put into the repair and general maintenance on the equipment it would be significant over the course of any given year. He is not opposed to Supervisor Berube continuing.

Supv Kramer addressed the procurement policy noting there are different levels. She would like him to continue but that is his decision.

Discussion continued with Supv Berube stating that there is three months of deferred maintenance on the equipment. It was noted that if they have a volunteer to do the maintenance, that is great, but that maintenance cannot continue to be deferred and that Field Services should have moved forward to properly maintain the equipment as appropriate.

C. Field Services – Services/Workload

Supv Kramer addressed the tracking hours and equipment. They have the work Field Services does and the scope creep has been tremendous. They now need to track the hours that Field Services is working on each project so they can properly quantify whether it is more economical to continue doing the services in-house or to sub-contract the services. Additionally, they will be breaking out expendables and equipment costs associated with those projects.

Supv Kramer MOVED for Field Services to implement tracking systems for hours/tasks performed, equipment and expendables and Supv Kassel seconded the motion.

Discussion followed on the information regarding the tracking with it being noted it was discussed at the workshop.

On VOICE vote with Supv Kramer, Supv Kassel, Supv Leet and Supv Scarborough voting aye and Supv Berube voting nay, the motion was approved. (4-1)

Harmony CDD
February 25, 2021

D. February 18, 2021 Workshop Items for Discussion and Consideration

Workshop items were: increasing public access to CDD meetings, verbatim minutes.

This item was tabled to next meeting.

E. Residents of Feathergrass Petition

Supv Kramer addressed the Feathergrass request for playground equipment.

Supv Kassel reported she looked at the site with Mr. van der Snel and it is very limited in terms of space. It can be lengthened toward the circle, but it cannot be widened due to the slopes. The Middlebrook playground which is a sizable playground is two blocks away.

Supv Leet inquired if shifting the sidewalk in that area is something that could be considered.

Mr. Boyd noted the sidewalks are not on the CDD tract. If it were a small relocation, he would not have a concern, if it were a larger relocation then the County might want to see it.

Supv Kramer addressed the conservation areas and the required buffer areas that cannot have any improvements placed on them.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

A. Status of VC-1 Survey Monkey

B. Consideration of Reserve Study

These items were tabled to next meeting

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Supv Leet seconded by Supv Scarborough, with all in favor, the meeting was adjourned.
(5-0)

Kristen Suit
Secretary

Teresa Kramer
Chair

Fifth Order of Business

5A

5Aii.



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

Date	Proposal #
03/10/2021	5232

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

Project
Harmony CDD 7360 Five Oaks Dr. Harmony, FL 34773

Scope

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

Arbor Services

Lift and thin all Hardwood trees throughout the community that are not under the current contract. Trees are located at park areas, in front of homes on sidewalk and curb areas within the community. Lifting will consist of trimming each tree up to 12ft to 14ft in height. Thinning will consist of removing sucker growth, dead wood and excessive branches to promote sunlight. All debris removal is included in quote. Please note price increase from \$17,600 to \$22,400 due to an additional 139 trees in need of trimming. Tree trimming will be a 4 week project with each tree being tag after completion.

Description	Quantity	Unit	Price
Lift and thin out trees throughout community.	1.00	Ea	22,400.00
Subtotal Arbor Services			22,400.00
Project Total			\$22,400.00

Harmony CDD

Proposal # 5232

Project Total

\$22,400.00

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: Scottie Feliciano 3/10/2021 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.

5Aiii.



"Always Providing Solutions"

Addendum to Landscape Service Agreement

Harmony CDD
7360 Five Oaks Dr.
Harmony, Florida 34773

Harmony CDD has requested the following change to their current Landscape Service Agreement with Servello:

Add Six (6) Irrigation Maintenance Checks at \$2,200.00 per service.

IRRIGATION SERVICE AND INSPECTIONS:

- Irrigation Inspections will be performed every other month; 50% of the zones will be inspected one month and the remaining 50% will be inspected the following month.
- Each inspection will include activating each zone and visually verifying and reporting any damaged heads or those requiring repair. All clogged and heads out of adjustment will be cleaned or adjusted. Broken heads, pipes, and valves will be flagged.
- Proposals will be generated to obtain written authorization for repairs (over and above routine maintenance) and/or recommendations to the system. Repairs, as well as service calls requested between scheduled visits, will be performed on a time and material basis.
- Service reports will be submitted for review upon completion. Please note, any damages that may be incurred by our company will be repaired at no extra cost.

Frequency of Service

It is hereby agreed that the Contractor will perform the following services on the scheduled visits.

Service Specifications

- Activate each zone of the system.
- Visually check for and report any damaged heads.
- Clean or adjust any heads not functioning properly.
- Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controller to the watering needs as dictated by weather conditions and local laws.

Qualifying Statements

- Repairs that become necessary, that are over and above our routine maintenance contract will be done on a time and material basis.
- Service calls required between scheduled visits will be billed on a time and material basis.
- Contractor will not be held responsible for any accident that could arise from the overspray of water on hard surfaces.
- Contractor shall not be held responsible for damage/repairs due to minerals in water or water contamination.
- Damage to the sprinklers resulting from our crews working on the property (e.g., mower and edger cuts) will be repaired at no charge. We will not be responsible for damage caused by sprinkler systems that malfunction or have been broken.
- Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.
- Contractor will pay special attention during irrigation maintenance inspections (IMC) to ensure that sprinkler heads are positioned so that water does not spray directly onto building or parking areas.
- Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.
- Servello & Son, Inc. irrigation technicians are trained in the maintenance and repair of Netafim irrigation lines. Due to low visibility, product design and possible root intrusion, we do not warranty plant material covered by this product.

Authorization for Repairs

Request for authorization should be submitted to the owner’s representative for approval on all repairs in excess of \$1,000.00. Repairs less than \$1,000.00 will be made at the time of the inspection and billed at our standard customary time and material rates. A description of the problem, its location, and an estimate of the cost will be included.

Addendum to Landscape Service Agreement adding Six (6) Irrigation Maintenance Checks at \$2,200.00 per service.

Please refer to attached Fee summary for updated Service Agreement Totals.

APPROVED AND ACCEPTED FOR:

Harmony CDD

Servello & Son, Inc. dba Servello

James Whitaker

Signature

Signature
Chief Executive Officer

Title

Title
2/15/2021

Date

Date

Addendum Start Date: _____

Upon acceptance, sign and return a copy of the Addendum to Servello.



Site: Harmony CDD
 7360 Five Oaks Dr.
 Harmony, Florida 34773

COPY

Billing: Harmony CDD
 7360 Five Oaks Dr.
 Harmony, Florida 34773

Fee Summary

Addendum adding Irrigation Maintenance Checks

Job #	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total	Initial
Irrigation Maintenance Checks														
6 #of Inspections 703 # of Zones	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	26,400.00	
Total Fee per Month	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	26,400.00	
Amortized over year	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	26,400.00	

OPTIONAL SERVICES - Per Requested Proposal Work*

**Optional Services Pricing - Per Requested Proposal Work Valid with Contract for the 1.2021 - 12.2021 Term*

Servello
 Initials _____

NOTE:
 Actual schedules for ancillary services may be adjusted based upon contract starting dates.

Harmony CDD
 Signature _____

In the event of early termination for whatever reason, the balance of any ancillary services (general services (mows), horticulture, annuals (bedding plants), mulch (bedding dressing, Irrigation Maintenance, leaf clean up) included and amortized annually in the contract amount will be paid in full based upon the contract's termination date.

In the event that account is not kept current ancillary services will be rescheduled until account is returned to current status.

Prices under optional services are based upon current prices and are not contracted prices. Prices may increase and you would be notified prior to beginning any work.



Sixth Order of Business

6A

6Ai



6816 Hanging Moss Rd.
Orlando, FL 32807
407-494-2693

Memorandum

To: Harmony CDD Board of Supervisors
From: Steve Boyd, District Engineer
Date: 3/16/2021
Re: Harmony CDD – Engineers Report for March 2021

A summary of items to be presented and discussed at the January Board Meeting is provided below:

I. **BIDDING OF PROPOSED FOOTBRIDGE IMPROVEMENTS**

Several potential bidders were contacted with official bid requests going out on March 4th, with request for responses by 5PM on March 15th. Although we are still in communication, as of the date of this report, no bids have been received. Additional supporting information is attached.

We are continuing to expand the search for responsive bidders. The contractor that was done most of the past work in Harmony has been un reachable.

Summary as of 1:30 PM on March 16th:

Orlando Deck and Dock, Mr. David Rooney

Will be able to meet at 8:30a.m. on Wednesday, March 17th 2021 to go over material details. To be determined...

Summertime Deck and Dock, Mr. Matt Langbehn

Matt Langbehn responded on March 5th and informed me that Harmony is beyond their usual area of service and that their workload is too heavy right now, so they would not be providing a bid.

Nature bridges, Mr. David

I did a follow-up call and have left a voicemail for Mr. David, but have not heard back from him since our original conversation.

Sunrise Deck and Dock, Ms. Jaileen

I just spoke with Jaileen on the phone. She has printed all of the documents for the proposal and is coordinating with her estimator today for the bid. They will be working on this in the afternoon so will hopefully be able to have a bid in around 4:00p.m.-5:00p.m.

March 16, 2021

II. GARDEN ROAD:

Field Survey of the access road picking up gas line flags and existing fencing has been completed. Johnston's Surveying will provide CAD survey data within the next few days. Following receipt of the CAD survey file, the preparation of the road improvements (consisting of new graded crushed concrete) can be completed. Once the plan is completed it will be submitted to FGT for approval and an executed use agreement.

III. PROPOSED DOG PARK

Fence installer, as selected by the CDD can proceed with the submittal of a fence permit through the building department.

IV. : STATUS OF RV / BOAT STORAGE AREA

The PD zoning has been approved. The next step is submittal for site construction plans that include current state of the site as well as additional proposed improvements.

V. AUSTIN ENVIRONMENTAL – CONSERVATION AREA MONITORING REPORT.

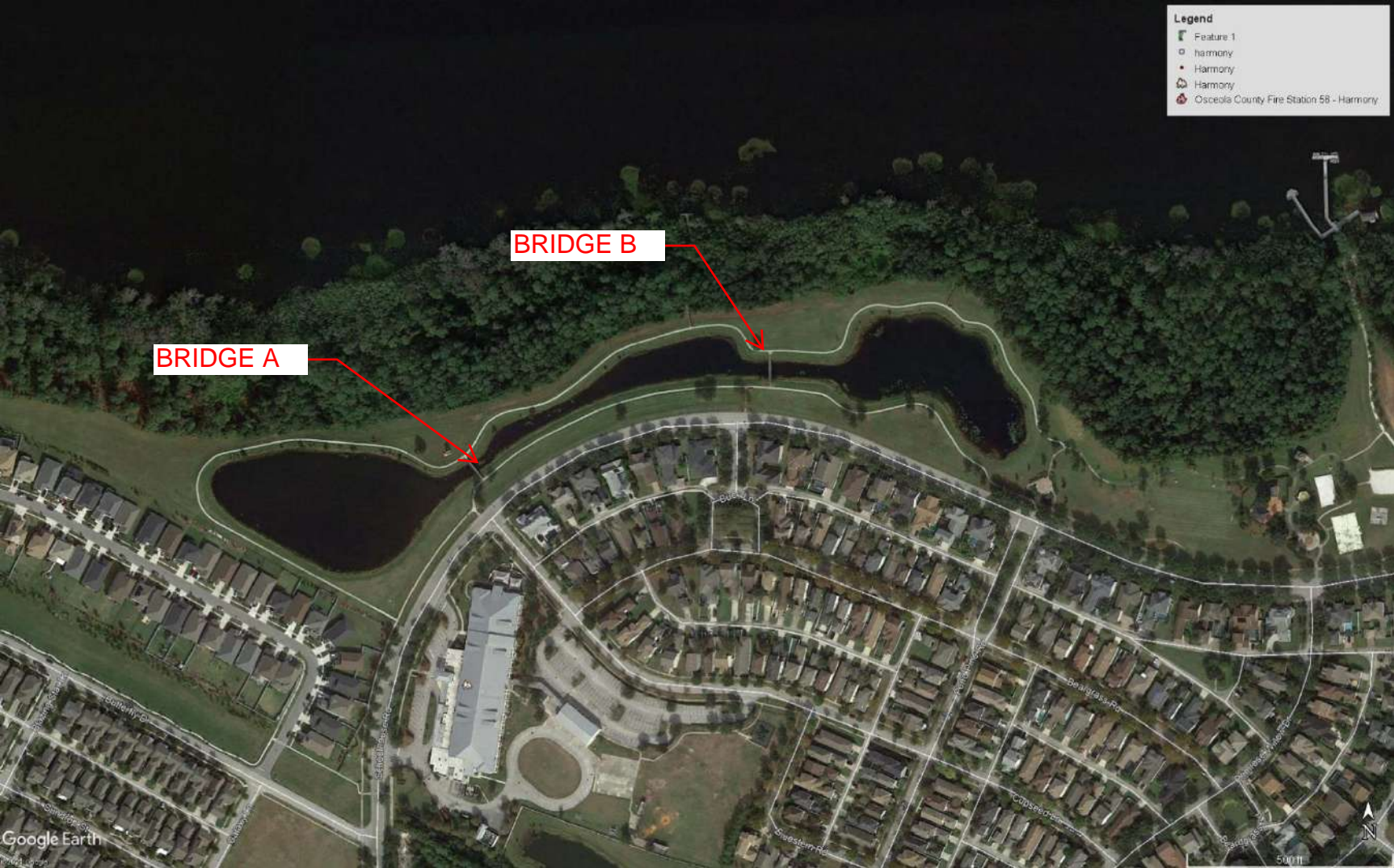
Copies of recent communication is attached.

6Aii

HARMONY COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR BIDS TO REPLACE / REPAIR EXISTING PEDESTRIAN BRIDGES





BRIDGE A



Scope of Work includes:

1. Replacement of Existing Bridge Deck, side rails, and top rail.
2. Repair and stabilization of shoreline slope beneath the bridge deck.

Approximate Length: 60 ft.

Approximate Width: 6 ft.

Approximate Area of Shoreline repair and stabilization beneath existing bridge: 250 to 300 sq.ft.

Dimensions provided are for general information and are not to be used for bidding.

Bidder shall visit the site and base bid on bidder measurements for all materials required to complete project.

BRIDGE B



Scope of Work includes:

1. Replacement of Existing Bridge Deck, side rails, and top rail.
2. Repair and stabilization of shoreline slope beneath the bridge deck.

Approximate Length: 76 ft.

Approximate Width: 6 ft.

Approximate Area of Shoreline repair and stabilization beneath existing bridge: 250 to 300 sq.ft.

Dimensions provided are for general information and are not to be used for bidding.

Bidder shall visit the site and base bid on bidder measurements for all materials required to complete project.

HARMONY CDD PEDESTRIAN BRIDGE DECK REPLACEMENT - BID FORM

BIDDER:

DATE:

CONTACT PERSON:

Date Available to Start Work:

BRIDGE A	Bid Price
1. Replace Deck, Top Rail and Side Rails	
2. Restore eroded slope beneath existing deck	
3. Install type D-2 geotextile fabric and overlay with 6" cover of #57 stone or crushed concrete over the slope area under the bridge deck from the concrete sidewalk, to 12" below the normal water surface	
Total	

BRIDGE B	Bid Price
1. Replace Deck, Top Rail and Side Rails	
2. Restore eroded slope beneath existing deck	
3. Install type D-2 geotextile fabric and overlay with 6" cover of #57 stone or crushed concrete over the slope area under the bridge deck from the concrete sidewalk, to 12" below the normal water surface	
Total	

Describe proposed materials to be used:

6Aiii



Sent via email: Spberube@earthlink.net & John@RJWA.net

February 26, 2021

Steven Berube
Harmony CDD
313 Campus Street
Celebration Florida 34747

**DEPARTMENT OF
COMMUNITY
DEVELOPMENT**

**RE: PD19-00035 Approval Letter –
Approval to amend and restate the previously approved Harmony Planned
Development (PD18-00018) to allow for a maintenance and storage site on Parcel
#302632311700010GM0.**

Dave Tomek
Administrator

Dear Applicant,

Brian K. Brown
Deputy Administrator

Your request for an amendment to the Harmony Planned Development (PD18-00018) was reviewed under Planned Development (PD) application PD19-00035. County staff reviewed and approved this minor amendment based upon the application and the Narrative.

Susan E. Caswell, AICP
Assistant Administrator

Steve W. Whitmore
Building Director

The following revision was categorized as a **minor amendment**:

- Amend the planned development uses to provide for a maintenance and storage site behind the golf course maintenance building.

Kelly Haddock
Current Planning Director

Approval of PD19-00035 amends and supersedes PD18-00018 and all development shall comply with PD19-00035.

Jose A. Gomez, P.E.
Development Review
Director

Approval is granted with the following Special Conditions:

Joseph S. Strickland
Extension Services
Director

1. A Site Development Plan (SDP) is required for the maintenance and storage site. All proposed structures shall be shown on the SDP.
2. Access and Drive aisles for vehicle storage must be paved for the increase in use and shall provide details during the Site Development Plan (SDP) process.
 - The proposed alternative surface for the access road is not approved as part of this amendment. Any proposed alternative surface will be evaluated at the SDP review and require compliance with applicable codes.
3. Building permits are required for all structures including, but not limited to, fences, modular and office buildings.

Robert Mindick
Parks and Public Lands
Director

Kerry Godwin
Planning & Design
Director

Kevin Ostrowski
Sports & Event Facilities
Manager

**The following Special Conditions imposed by the Osceola County Board of
County Commissioners on this development at their meeting on November 5, 2018
are being carried forward with this approval:**

4. A major PD amendment will be required if the open space is less than 70% of the total gross acreage.

**Osceola
County**

5. The applicant will include an internal trail that connects the Harmony Central and Harmony East developments to the Town Center subject to agency permitting. This trail may be a raised boardwalk. If the trail cannot be permitted the applicant will construct a Multi-Purpose Trail within the US Hwy 192 right-of-way to accommodate the pedestrian and bicycle access from these neighborhoods to the Town Center.
6. Garages at Galt's Landing shall be architecturally compatible with and ancillary to the primary structure, to be submitted at SDP and subject to staff approval.
7. Operational and intersection improvements shall be required for the intersection of the proposed Taxiway and Old Melbourne Highway. Pavement design, roadway signage, signal beacon(s), and/or markings, etc. shall be reviewed at SDP stage and must comply with all appropriate permitting agencies and the Osceola County Land Development Code.
8. The Developer shall record and enforce a Noise Abatement Zone over the existing residential areas of Harmony prior to any aircraft use for residents of Galt's Landing.
9. Any aircraft utilizing the approved taxiway shall not exceed 40,600 lbs. and shall not be larger than the super mid-size classification of business jets.
10. The Galt's Landing development shall be responsible for the cost of any future improvements to the Taxiway and its safety features resulting from future improvements of Old Melbourne Highway.
11. Aircraft uses shall be limited to personal recreation only. Commercial uses, including but not limited to pilot/flight lessons, are prohibited.
12. Alterations to this PD to increase the approved sizes/weight of aircraft or approved aircraft uses shall require a Major PD amendment.

The following Special Conditions imposed by the Osceola County Board of County Commissioners on this development at their meeting on June 17, 2013 are being carried forward with this approval:

13. In accordance with the LDC and the PD narrative, an interconnected pedestrian and bicycle master plan for the Harmony Rural Community must be provided.
14. A sufficient buffer along U.S. 192/41 abutting residential areas shall be incorporated and shown on associated SDPs. The buffer must provide both visual screening from vehicle lights and noise reduction components.
15. Pursuant the Development Order condition #53 of the Third Amended and Restated Development Order. Future development tracts will connect to the pedestrian/bike path to the school as part of their infrastructure.
16. Parking, landscaping and fencing are to be included in SDPs for recreation tracts.
17. Location of the gas line easement on residential parcels shall be reviewed as part of the preliminary subdivision plans but must remain outside of individual single family residential lots.
18. Each garage apartment unit that is on a separate utility meter from the primary structure and has been approved by the Harmony Architectural Review Board shall count as "one unit" toward overall DRI/PD density thresholds.

19. Hydrant system must be on a looped water system. No more than 1 hydrant will be allowed on an 8 inch dead end main unless required flow can be substantiated and certified by the engineer of record.

All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Community Development Office, shall be considered to be binding upon the applicant, provided such commitments are not in conflict with the Comprehensive Plan, Land Development Code (LDC) or other development regulations in effect at the time of development.

You must obtain any required Site Development Plan (SDP) approvals and permits from the Building Department prior to the construction. Unless the conditions listed above have been complied with, permits will not be issued.

If we can be of further assistance, please contact me at (407) 742-0283, or Rebecca.jeffers@osceola.org.

Respectfully,

Rebecca Jeffers

Rebecca Jeffers

Senior Zoning Specialist

Enclosures: Narrative Received 2-16-2021

6Aiv

From: [Steve Boyd](#)
To: [Teresa Kramer](#); kristen.suit@inframark.com
Subject: FW: Harmony Conservation Area Monitoring- Email Response from SFWMD
Date: Thursday, February 25, 2021 4:37:00 PM
Attachments: [image001.png](#)
[1-28-21 Lygodium.pdf](#)
[image001.png](#)

Teresa and Kristen:

I received the below email from Austin Environmental where they forwarded me an email from SFWMD with some instructions on treatment that needs to take place before their early summer follow up site visit.

See attachment and original email from SFWMD to Bruce at Austin Environmental.

Thank you,
Steve



[Steven N. Boyd, P.E.](#)

From: bruce@austinec.com <bruce@austinec.com>
Sent: Tuesday, February 23, 2021 12:07 PM
To: Steve Boyd <steve@boydcivil.com>
Subject: FWD: Harmony Golf Course Monitoring

Good day Mr. Boyd,

Please see email below from the District's permit compliance staff member.

She is suggesting that certain areas be treated for Lygodium (European climbing fern). See the attached map for areas that need treatment.

We have not been contracted do to an action plan (treatment plan) as she has requested but if you have a herbicide company that you use they can come up with a treatment plan for this exotic.

When she visits the site (I imagine some time in early summer) she would expect to see that the Lygodium is treated and dying (nice brown color).

Sincerely,

----- Original Message -----

Subject: Harmony Golf Course Monitoring

From: "Voors, Sandra" <svoors@sfwmd.gov>

Date: 2/22/21 6:20 pm

To: "bruce@austinec.com" <bruce@austinec.com>

Hi Bruce,

I wanted to follow up on the monitoring at the Birchwood/Harmony site. We visited the site in late January and noted a few areas that still have a predominance of Lygodium. There's definitely been great progress made in some of the areas especially by the lake, but there's a couple spots that need some attention, particularly the northern and southern areas of the large central wetland (see map).

To avoid the need for another noncompliance letter, can you put together an action plan for hitting these spots, and we can follow up in a couple months to see how it's going?

Sandy



Sandra Voors
Environmental Analyst
Orlando Regulatory Division
(407) 858-6100 ext 3806

Please note that Florida has a broad public records law and that all correspondence via email may be subject to disclosure.

NOTE:

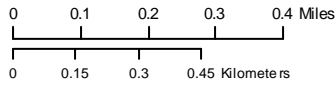
While the District supports that it is commonplace and convenient to collaborate via email during the pre-application/application process, Permit Applications and Responses to a Request for Additional Information (RAI) submitted via email are not an official submittal (Section 4.4 of Environmental Resource Permit Applicant's Handbook Volume I). For timely and efficient processing of permit applications and RAI responses, please submit online using ePermitting.



SFWMD Mapping



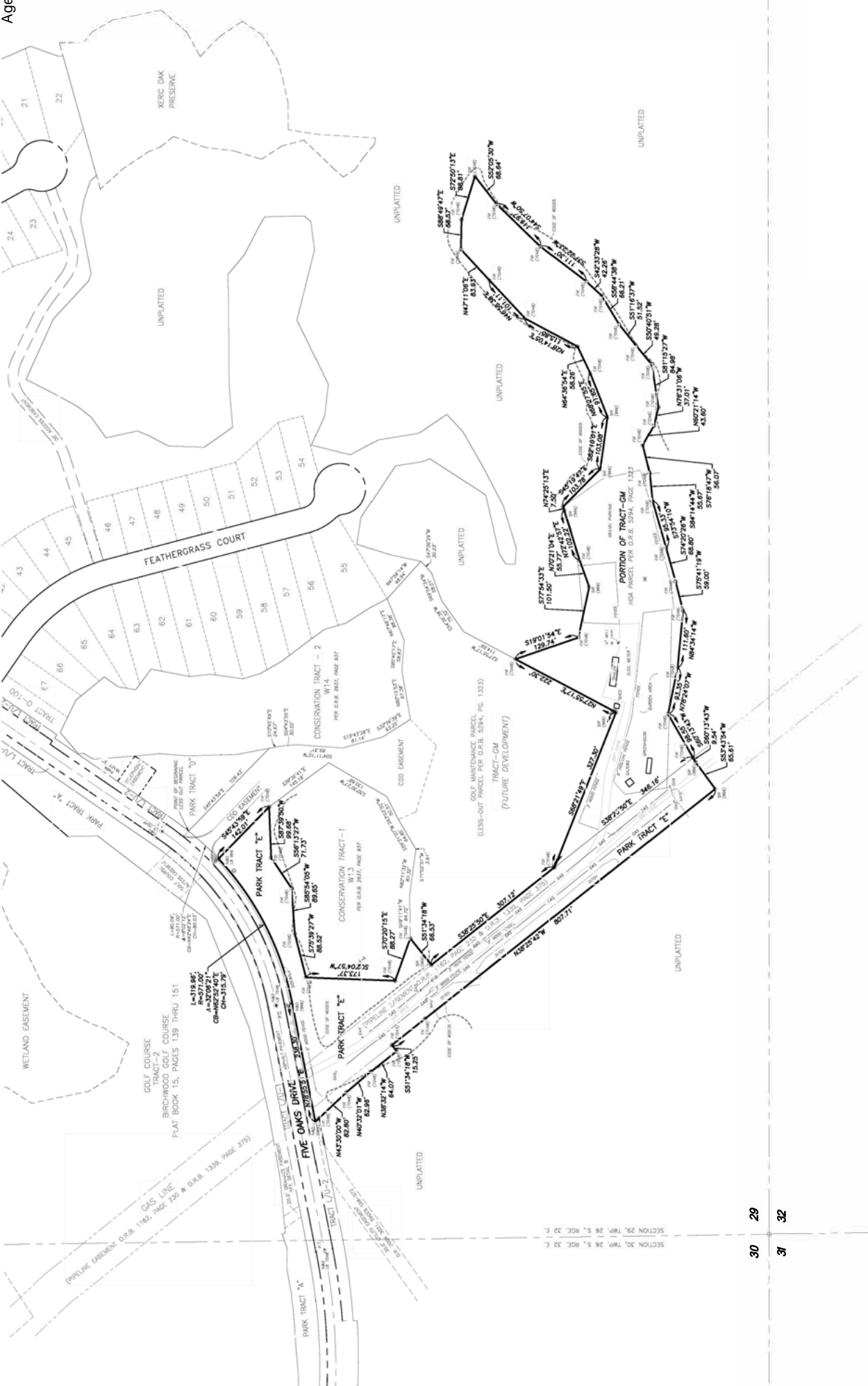
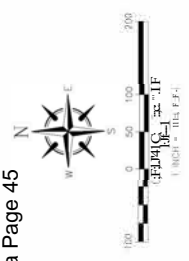
South Florida Water Management District
 3301 Gun Club Road, West Palm Beach, Florida 33406
 561-686-8800; www.sfwmd.gov



DISCLAIMER:
 This map is a conceptual or planning tool only. The South Florida Water Management District does not guarantee or make any representation regarding the information contained herein. It is not self-executing or binding, and does not affect the interests of any persons or properties, including any present or future right or use of real property and is exempt from public records disclosure and confidential under Section 119.071(3)(a)(1), Florida Statute.

6Av

COPY



- CORNER SYMBOL LEGEND**
- (1/4") FOUND NAIL & DISK (LB 7148)
 - (1/4") FOUND 5/8" IRON ROD & CAP (LB 7148)
 - (1/2") SET 1/2" IRON ROD & CAP (LB 966)
 - (1/2") SET NAIL & DISK (LB 966)

LEGEND

ABBREVIATIONS

1. BOUNDARY CORNER AS NOTED

2. CALCULATED

3. FIELD BOOK

4. RECORDED

5. UNRECORDED

6. UNRECORDED

7. UNRECORDED

8. UNRECORDED

9. UNRECORDED

10. UNRECORDED

11. UNRECORDED

12. UNRECORDED

13. UNRECORDED

14. UNRECORDED

15. UNRECORDED

16. UNRECORDED

17. UNRECORDED

18. UNRECORDED

19. UNRECORDED

20. UNRECORDED

21. UNRECORDED

22. UNRECORDED

23. UNRECORDED

24. UNRECORDED

25. UNRECORDED

26. UNRECORDED

27. UNRECORDED

28. UNRECORDED

29. UNRECORDED

30. UNRECORDED

31. UNRECORDED

32. UNRECORDED

33. UNRECORDED

34. UNRECORDED

35. UNRECORDED

36. UNRECORDED

37. UNRECORDED

38. UNRECORDED

39. UNRECORDED

40. UNRECORDED

41. UNRECORDED

42. UNRECORDED

43. UNRECORDED

44. UNRECORDED

45. UNRECORDED

46. UNRECORDED

47. UNRECORDED

48. UNRECORDED

49. UNRECORDED

50. UNRECORDED

51. UNRECORDED

52. UNRECORDED

53. UNRECORDED

54. UNRECORDED

55. UNRECORDED

56. UNRECORDED

57. UNRECORDED

58. UNRECORDED

59. UNRECORDED

60. UNRECORDED

61. UNRECORDED

62. UNRECORDED

63. UNRECORDED

64. UNRECORDED

65. UNRECORDED

66. UNRECORDED

67. UNRECORDED

68. UNRECORDED

69. UNRECORDED

70. UNRECORDED

71. UNRECORDED

72. UNRECORDED

73. UNRECORDED

74. UNRECORDED

75. UNRECORDED

76. UNRECORDED

77. UNRECORDED

78. UNRECORDED

79. UNRECORDED

80. UNRECORDED

81. UNRECORDED

82. UNRECORDED

83. UNRECORDED

84. UNRECORDED

85. UNRECORDED

86. UNRECORDED

87. UNRECORDED

88. UNRECORDED

89. UNRECORDED

90. UNRECORDED

91. UNRECORDED

92. UNRECORDED

93. UNRECORDED

94. UNRECORDED

95. UNRECORDED

96. UNRECORDED

97. UNRECORDED

98. UNRECORDED

99. UNRECORDED

100. UNRECORDED

CERT/FICATION:

HARMONY RV STORAGE & COMMUNITY GARDEN

DATE: _____

SECTION 29, TWP. 26 S., R. 32 E.

SECTION 30, TWP. 26 S., R. 32 E.

SECTION 31, TWP. 26 S., R. 32 E.

SECTION 32, TWP. 26 S., R. 32 E.

SECTION 33, TWP. 26 S., R. 32 E.

SECTION 34, TWP. 26 S., R. 32 E.

SECTION 35, TWP. 26 S., R. 32 E.

SECTION 36, TWP. 26 S., R. 32 E.

SECTION 37, TWP. 26 S., R. 32 E.

SECTION 38, TWP. 26 S., R. 32 E.

SECTION 39, TWP. 26 S., R. 32 E.

SECTION 40, TWP. 26 S., R. 32 E.

SECTION 41, TWP. 26 S., R. 32 E.

SECTION 42, TWP. 26 S., R. 32 E.

SECTION 43, TWP. 26 S., R. 32 E.

SECTION 44, TWP. 26 S., R. 32 E.

SECTION 45, TWP. 26 S., R. 32 E.

SECTION 46, TWP. 26 S., R. 32 E.

SECTION 47, TWP. 26 S., R. 32 E.

SECTION 48, TWP. 26 S., R. 32 E.

SECTION 49, TWP. 26 S., R. 32 E.

SECTION 50, TWP. 26 S., R. 32 E.

SECTION 51, TWP. 26 S., R. 32 E.

SECTION 52, TWP. 26 S., R. 32 E.

SECTION 53, TWP. 26 S., R. 32 E.

SECTION 54, TWP. 26 S., R. 32 E.

SECTION 55, TWP. 26 S., R. 32 E.

SECTION 56, TWP. 26 S., R. 32 E.

SECTION 57, TWP. 26 S., R. 32 E.

SECTION 58, TWP. 26 S., R. 32 E.

SECTION 59, TWP. 26 S., R. 32 E.

SECTION 60, TWP. 26 S., R. 32 E.

SECTION 61, TWP. 26 S., R. 32 E.

SECTION 62, TWP. 26 S., R. 32 E.

SECTION 63, TWP. 26 S., R. 32 E.

SECTION 64, TWP. 26 S., R. 32 E.

SECTION 65, TWP. 26 S., R. 32 E.

SECTION 66, TWP. 26 S., R. 32 E.

SECTION 67, TWP. 26 S., R. 32 E.

SECTION 68, TWP. 26 S., R. 32 E.

SECTION 69, TWP. 26 S., R. 32 E.

SECTION 70, TWP. 26 S., R. 32 E.

SECTION 71, TWP. 26 S., R. 32 E.

SECTION 72, TWP. 26 S., R. 32 E.

SECTION 73, TWP. 26 S., R. 32 E.

SECTION 74, TWP. 26 S., R. 32 E.

SECTION 75, TWP. 26 S., R. 32 E.

SECTION 76, TWP. 26 S., R. 32 E.

SECTION 77, TWP. 26 S., R. 32 E.

SECTION 78, TWP. 26 S., R. 32 E.

SECTION 79, TWP. 26 S., R. 32 E.

SECTION 80, TWP. 26 S., R. 32 E.

SECTION 81, TWP. 26 S., R. 32 E.

SECTION 82, TWP. 26 S., R. 32 E.

SECTION 83, TWP. 26 S., R. 32 E.

SECTION 84, TWP. 26 S., R. 32 E.

SECTION 85, TWP. 26 S., R. 32 E.

SECTION 86, TWP. 26 S., R. 32 E.

SECTION 87, TWP. 26 S., R. 32 E.

SECTION 88, TWP. 26 S., R. 32 E.

SECTION 89, TWP. 26 S., R. 32 E.

SECTION 90, TWP. 26 S., R. 32 E.

SECTION 91, TWP. 26 S., R. 32 E.

SECTION 92, TWP. 26 S., R. 32 E.

SECTION 93, TWP. 26 S., R. 32 E.

SECTION 94, TWP. 26 S., R. 32 E.

SECTION 95, TWP. 26 S., R. 32 E.

SECTION 96, TWP. 26 S., R. 32 E.

SECTION 97, TWP. 26 S., R. 32 E.

SECTION 98, TWP. 26 S., R. 32 E.

SECTION 99, TWP. 26 S., R. 32 E.

SECTION 100, TWP. 26 S., R. 32 E.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83, 1999 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).

UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA. RECONSTRUCTION INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPT AS NOTED HEREON.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD, LICENSED SURVEYOR AND MAPPER.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 1207020285 G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".

LEGAL DESCRIPTION:

PARK TRACT 'E' AND A PORTION OF TRACT-GM DESCRIBED AS "HOA PARCEL" IN OFFICIAL RECORDS BOOK 6294, PAGE 1333, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND BEING A PART OF HARMONY PHASE THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGES 120-128 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, CONTAINING 7.188 ACRES, MORE OR LESS.

JOHNSTON'S SURVEYING INC

131 S. 95th Avenue, Florida 32144
 Tel: (407) 847-2179 Fax (407) 847-6142

HARMONY RV STORAGE & COMMUNITY GARDEN

DATE: _____

SECTION 29, TWP. 26 S., R. 32 E.

SECTION 30, TWP. 26 S., R. 32 E.

SECTION 31, TWP. 26 S., R. 32 E.

SECTION 32, TWP. 26 S., R. 32 E.

SECTION 33, TWP. 26 S., R. 32 E.

SECTION 34, TWP. 26 S., R. 32 E.

SECTION 35, TWP. 26 S., R. 32 E.

SECTION 36, TWP. 26 S., R. 32 E.

SECTION 37, TWP. 26 S., R. 32 E.

SECTION 38, TWP. 26 S., R. 32 E.

SECTION 39, TWP. 26 S., R. 32 E.

SECTION 40, TWP. 26 S., R. 32 E.

SECTION 41, TWP. 26 S., R. 32 E.

SECTION 42, TWP. 26 S., R. 32 E.

SECTION 43, TWP. 26 S., R. 32 E.

SECTION 44, TWP. 26 S., R. 32 E.

SECTION 45, TWP. 26 S., R. 32 E.

SECTION 46, TWP. 26 S., R. 32 E.

SECTION 47, TWP. 26 S., R. 32 E.

SECTION 48, TWP. 26 S., R. 32 E.

SECTION 49, TWP. 26 S., R. 32 E.

SECTION 50, TWP. 26 S., R. 32 E.

SECTION 51, TWP. 26 S., R. 32 E.

SECTION 52, TWP. 26 S., R. 32 E.

SECTION 53, TWP. 26 S., R. 32 E.

SECTION 54, TWP. 26 S., R. 32 E.

SECTION 55, TWP. 26 S., R. 32 E.

SECTION 56, TWP. 26 S., R. 32 E.

SECTION 57, TWP. 26 S., R. 32 E.

SECTION 58, TWP. 26 S., R. 32 E.

SECTION 59, TWP. 26 S., R. 32 E.

SECTION 60, TWP. 26 S., R. 32 E.

SECTION 61, TWP. 26 S., R. 32 E.

SECTION 62, TWP. 26 S., R. 32 E.

SECTION 63, TWP. 26 S., R. 32 E.

SECTION 64, TWP. 26 S., R. 32 E.

SECTION 65, TWP. 26 S., R. 32 E.

SECTION 66, TWP. 26 S., R. 32 E.

SECTION 67, TWP. 26 S., R. 32 E.

SECTION 68, TWP. 26 S., R. 32 E.

SECTION 69, TWP. 26 S., R. 32 E.

SECTION 70, TWP. 26 S., R. 32 E.

SECTION 71, TWP. 26 S., R. 32 E.

SECTION 72, TWP. 26 S., R. 32 E.

SECTION 73, TWP. 26 S., R. 32 E.

SECTION 74, TWP. 26 S., R. 32 E.

SECTION 75, TWP. 26 S., R. 32 E.

SECTION 76, TWP. 26 S., R. 32 E.

SECTION 77, TWP. 26 S., R. 32 E.

SECTION 78, TWP. 26 S., R. 32 E.

SECTION 79, TWP. 26 S., R. 32 E.

SECTION 80, TWP. 26 S., R. 32 E.

SECTION 81, TWP. 26 S., R. 32 E.

SECTION 82, TWP. 26 S., R. 32 E.

SECTION 83, TWP. 26 S., R. 32 E.

SECTION 84, TWP. 26 S., R. 32 E.

SECTION 85, TWP. 26 S., R. 32 E.

SECTION 86, TWP. 26 S., R. 32 E.

SECTION 87, TWP. 26 S., R. 32 E.

SECTION 88, TWP. 26 S., R. 32 E.

SECTION 89, TWP. 26 S., R. 32 E.

SECTION 90, TWP. 26 S., R. 32 E.

SECTION 91, TWP. 26 S., R. 32 E.

SECTION 92, TWP. 26 S., R. 32 E.

SECTION 93, TWP. 26 S., R. 32 E.

SECTION 94, TWP. 26 S., R. 32 E.

SECTION 95, TWP. 26 S., R. 32 E.

SECTION 96, TWP. 26 S., R. 32 E.

SECTION 97, TWP. 26 S., R. 32 E.

SECTION 98, TWP. 26 S., R. 32 E.

SECTION 99, TWP. 26 S., R. 32 E.

SECTION 100, TWP. 26 S., R. 32 E.

JOHNSTON'S
SURVEYING INC.
 900 Cross Prairie Pkwy • Kissimmee, FL 34744
 Phone: (407) 847-2179
 Fax: (407) 847-6140

CONDITIONS OF PROPOSAL ACCEPTANCE

HARMONY CDD – PARK TR. E HARMONY PHASE 3 – LCOATE GAS LINE & FENCES

Services and fees outlined in this proposal dated 3-4-21 are subject to the following conditions:

1. This fee does not include any services for outside consultants.
2. All reimbursable expenses, including but not limited to, blueprinting, photographic work, photocopies and express charges will be billed separately and independently of the contract amount.
3. All services are based on a "one-time" performance only. Any additional services not outlined will be performed at our normal hourly rates, after client authorization.
4. The client is responsible for any application or review fees required by governmental or regulatory agencies for plan submittals.
5. All application or review fees and reimbursable expenses, except blueprints, paid directly by consultant will be subject to a 15% surcharge.
6. We cannot guarantee governmental or regulatory agency approvals, nor is our fee dependent on such.
7. Invoices will be considered due and payable within 10 days of the date of the invoice. All "past due" invoices are subject to interest attached at 1.5% per month, 18% per annum.
8. The client has the right to terminate this agreement with a 10 working day advance written notice. If such termination takes place, the consultant will present a final invoice based on the percentage of the completed project.
9. Should it become necessary for the consultant to utilize its attorney to collect fees due the consultant, the client agrees to bear the cost of collection, including reasonable attorney's fees.
10. Retainer of - 0 - will be required upon execution of this contract.

If this proposal meets with your approval, please return one copy (executed with the original signature of the party responsible for payment) to this office. Upon receipt, it shall be deemed a mutually binding contractual agreement between the signing parties. If this proposal is not executed and returned to this office within 90 days, it shall be null and void. Any fees associated with this proposal are subject to increase if this contract is still in force at the end of one year.

CONSULTANT: W. Turner Wallis IV DATE: 3-04-21
W. Turner Wallis, IV - President

ACCEPTED BY: Teresa Kramer DATE: 03-06-2021

COMPANY: Harmony CDD POSITION: Chair



PERMISSION TO PROCURE REQUEST

03/04/2021

Please fill out all fields in the form for any purchase \$500 and above.

Requestor: Steve Boyd, District Engineer

Description of Item/Service requested: *(Include quantity if item; Describe Scope if request is for service)* Survey of Garden Access Road with location markers showing location of Florida Gas Transmission (FGT) pipeline

Estimated Cost: less than \$2500

Expense Account/Project Name: *(Expense Account to be billed and Name of Project that item /service is needed for)* Garden/Storage Access Road, R&M User Supported Facilities

Purpose/Issue: *(Describe purpose that item/service will address)* Harmony CDD requires a hardened surface on the road that services the Community Garden, Field Services, and the Storage Lot. This survey is needed for design of roadway and subsequent approval of roadway design by FGT and Osceola County.

Requested Deliver By: 03-20-2021

Quotes: Goods Services *(insert/attach quotes)*

Recommended Quote/Vendor:

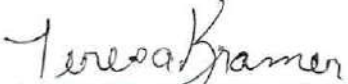
Johnston's

Approval Signatures:

DocuSigned by:

 5D406426E89841D...

 District Manager Date

 3/6/2021

 Board Chair Date

6B.

6Bii

YOUNG QUALLS, P.A.
ATTORNEYS AND COUNSELORS AT LAW

216 South Monroe Street
Tallahassee, Florida 32301

Reply To:
Post Office Box 1833
Tallahassee, FL 32302-1833

Telephone: (850) 222-7206
Facsimile: (850) 765-4451

February 26, 2021

Via E-Mail
joe@priorityjustice.com

Joseph V. Taormina, Esq.
950 S. Winter Park Rd, Ste 207
Casselberry, FL 32707

RE: Brownie's Septic & Plumbing, LLC

Dear Mr. Taormina:

We have reviewed the settlement proposal from your client sent on February 12, 2021. Unfortunately, the terms of settlement are not acceptable to our client. However, our client has authorized us to make a counter proposal. After discussing with our client, please consider the following:

1. The parties entered into a contract for storm drain pipe removal and installation services for a total of \$57,109.00
2. In the Recommended Final Action the District acknowledged: paying Brownie's a \$25,000.00 deposit, agreeing to pay the \$15,000.00 de-watering change order and the withholding of \$17,250.00 for actual damages for an approved final payment in the amount of \$29,859.00.

In order to save the parties the time, expense, and uncertainty of litigation, our client has authorized a counter offer to settle for payment of \$29,859.00 plus an additional \$7,500.00 for a total of **\$37,359.00**.

We appreciate you and your client's willingness to work towards an agreement and hope that these terms are found to be reasonable so that a final resolution may be reached. Please see the attached Release to be executed by your client should it accepts these terms.

Sincerely,



Timothy R. Qualls, Esq.
Young Qualls, P.A.

TRQ/tal
Attachment
cc: Harmony CDD Board of Supervisors

RELEASE AND WAIVER OF CLAIMS

THIS RELEASE AGREEMENT made and entered into this ___ day of February 2021, by and between Brownie’s Septic and Plumbing LLC (“Contractor”), whose address is 4949 N. Orange Blossom Trail, Orlando, FL 32810, and the Harmony Community Development District (“District”), care of the District Manager, whose address is 313 Campus Street, Celebration, Florida 34747 (hereinafter “Parties”). The Parties have disputes and differences, which they seek to settle here, with regard to the contract entered into for Stormdrain Pipe Removal and Installation Services (“Project”) dated August 28, 2020 (the “Contract”). *See* Exhibit 1.

The Contractor represents and warrants that it has been paid and has received (or that it will be paid and will receive via proceeds from this final payment release) **\$37,359.00**, in addition to the deposit of \$25,000 that was paid upon entering the Contract for a **total of \$62,359.00**, as full and final settlement under the Contract for the services received by the District. In consideration for this final payment, and other good and valuable consideration, receipt of which is acknowledged, the undersigned makes the following representations and warranties:

1. The Contractor and District have fully settled all terms and conditions of the Contract, as well as any other written or oral commitments, agreements, and/or understandings in connection with the Contract, including, but not limited to, all claims arising out of any written agreements between the Parties from the beginning of time to the date of this executed Release. The undersigned acknowledges that this Release is binding upon the heirs, representatives, and successors of either party.
2. The Contractor does hereby fully and completely discharge and release the District, its agents, employees, consultants, officers, directors, successors and assigns, the District Manager, and the District Engineer from its lien filed in the official records of Osceola County on October 7, 2020, in Book 5808 Page 1060 , and from any and all causes of action, suits, debts, accounts, promises, damages, liens, encumbrances, change orders, bonds, liabilities, judgments, claims and demands whatsoever, in law or in equity, which the Contractor ever had, now has or might hereafter have on account of labor performed, material furnished or services rendered, directly or indirectly, for the Contract.
3. By the final payment, the Contractor acknowledges it has been paid in full (or it will be paid in full via proceeds from this final payment release) for the labor, services, and materials in connection with the Contract, including all work performed or any materials

provided by its subcontractors, vendors, suppliers, materialmen, laborers, or other persons or entities.

4. The Contractor has paid in full (or it will pay in full via proceeds from this final payment release) all its subcontractors, vendors, suppliers, materialmen, laborers, and other person or entity providing services, labor, or materials to the Project; there are no outstanding claims, demands, or rights to liens against the Contractor, the Project, or the District in connection with the Contract on the part of any person or entity; and no claims, demands, or liens have been filed against the Contractor, the Project, or the District relating to the Contract.
5. The Contractor shall indemnify, defend, and hold harmless the District from any action, proceeding, arbitration, claim, demand, lien, or right to lien relating to the Contract, and shall pay any costs, expenses, and/or attorneys' fees incurred by the District in connection therewith.
6. The undersigned does hereby further acknowledge that the foregoing Release has been read prior to the signing thereof, is fully understood as to its intent, purpose and effect, and has been reviewed and approved as to the form and content thereof by legal counsel.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of ~~February~~ MARCH 2021.

BROWNIE'S SEPTIC & PLUMBING, LLC
BY: Nathan Jones
Its Collection Manager

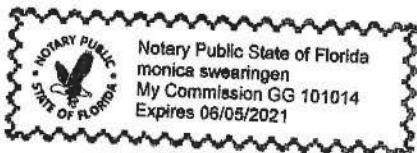
STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared NATHAN JONES () known to me to be () or who produced _____ as identification and proved to my satisfaction that he/she is the person described in and who executed the foregoing instrument and he/she acknowledged before me that he/she executed the same.

Sworn to and subscribed before me
this 3rd day of MARCH,
2021.

Monica Swearingen
NOTARY PUBLIC

My Commission expires: JUNE 5 2021



Prepared by and return to:
Joseph Taormina, Esq.
950 S. Winter Park Dr,
Suite 207
Casselberry, FL 32707

SATISFACTION AND RELEASE OF CLAIM OF LIEN

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on 10/07/2020, BROWNIES SEPTIC & PLUMBING INC. recorded a Claim of Lien, at Book 5808, Page 1060, in the Public Records of OSCEOLA County, Florida, against the real property owned by Harmony Community Development District.

NOW, THEREFORE, for and in consideration of good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned does hereby remise, release, and forever discharge from the lien of said company the following-described real property located in OSCEOLA County, Florida, to-wit:

Birchwood Neighborhoods B & C PB 14 Pages 67-73 Tract L/U-10 Less Plat of Oak Glen Trall PB 22 Page 84

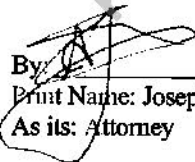
from all claims to or interest in the same, or any part thereof, which the undersigned may have under and by virtue of the above-described Claim of Lien and from all lien or encumbrance that has attached to the same by reason said Claim of Lien, as free and clear, in all respects, as though said Claim of Lien had not been rendered. The Clerk of the Circuit Court is directed to release, cancel and discharge the Claim of Lien in accordance with Section 713.21 of the Florida Statutes.

IN WITNESS WHEREOF, the said lienholder has hereunto set its hand and seal, this 12 day of March, 2021.



ALEAH L. PASEUR
Commission # HH 099907
Expires March 3, 2025
Bonded Third Budget Notary Services

BROWNIES SEPTIC & PLUMBING INC.

By: 
Print Name: Joseph V. Taormina, Esq.
As its: Attorney

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me in my physical presence this 12 day of March, 2021, by Joseph V. Taormina, Esq., attorney for BROWNIES SEPTIC & PLUMBING INC., who is personally known to me.


Notary Public signature
My Commission Expires:

6Biii

YOUNG QUALLS, P.A.
ATTORNEYS AND COUNSELORS AT LAW

216 South Monroe Street
Tallahassee, Florida 32301

Reply To:
Post Office Box 1833
Tallahassee, FL 32302-1833

Telephone: (850) 222-7206
Facsimile: (850) 765-4451

MEMORANDUM

To: Harmony Community Development District Board of Supervisors
From: Young Qualls PA, General Counsel
Date: March 16, 2021
Re: Landscaping Service Contract Extension

Question Presented

Is there a contract between the Harmony CDD (“District”) and Servello & Sons Landscaping (“Servello”) and may it be renewed?

Answer

Yes. A contract for landscape contractual services may be continued for a period not to exceed its original term or three (3) years, whichever is longer. Further, a service contract renewal must be in writing and subject to the same terms and conditions set forth in the original contract. The Harmony CDD’s initial contract with Servello and Sons Landscaping (“Servello”) was for a period of two-years with the option for 2 one-year renewal years. The current agreement between Parties is in its second renewal year. Thus, the landscaping contract may be renewed one (1) additional year in accordance with section 287.057(13), Florida Statutes (2020).

Discussion

Service contracts for any CDD facility or project are subject to competitive bidding requirements when the amount to be paid by the CDD exceeds Category Two (\$35,000) in section 287.057(3):

If the purchase price of commodities or contractual services exceeds the threshold amount provided in s. 287.017 for CATEGORY TWO (\$35,000.00), purchase of commodities or contractual services may not be made without receiving competitive sealed bids, competitive sealed proposals, or competitive sealed replies.

Section 287.057(13) then further provides:

Contracts for commodities or contractual services may be renewed for a period that may not exceed 3 years or the term of the original contract, whichever is longer. Renewal of a contract for commodities or contractual services must be in

writing and is subject to the same terms and conditions set forth in the initial contract and any written amendments signed by the parties.

The District and Servello (together the “Parties”) entered into a landscape maintenance contract (“Contract”) in July 2017 for a two (2) year term ending in September 2019 and the option of two 1-year renewal terms. The Contract was first renewed in November 2019 and amended to not include certain parcels of private property. The first renewal year ended in September 2020 and the Parties continued performing under the contract and are therefore in the second renewal year which ends in September 2021.

Conclusion

The Parties may wish to continue the mutually-beneficial relationship and therefore may renew the contract for one (1) additional year in accordance with section 287.057(13), Florida Statutes, which allow for up to three (3) renewal years or for the contract’s initial term (2 years), whichever is longer. Should the Board elect to renew the Contract for one year past the September 30, 2021 end date, the Board should then ratify that it exercised the optional second renewal year provided for in the original contract, affirm the amended agreement executed by the Board in 2019, and amend the final renewal year agreement to include any other changes as the Board sees fit prior to voting on renewing.

Discussion-Renewal of Servello Landscaping Contract

Florida Statutes

287.057(13), with pertinent parts highlighted:

(13) **Contracts for commodities or contractual services may be renewed for a period that may not exceed 3 years or the term of the original contract, whichever is longer. Renewal of a contract for commodities or contractual services must be in writing and is subject to the same terms and conditions set forth in the initial contract and any written amendments signed by the parties. If the commodity or contractual service is purchased as a result of the solicitation of bids, proposals, or replies, the price of the commodity or contractual service to be renewed must be specified in the bid, proposal, or reply, except that an agency may negotiate lower pricing.** A renewal contract may not include any compensation for costs associated with the renewal. Renewals are contingent upon satisfactory performance evaluations by the agency and subject to the availability of funds. Exceptional purchase contracts pursuant to paragraphs (3)(a) and (c) may not be renewed. With the exception of subsection (10), if a contract amendment results in a longer contract term or increased payments, a state agency may not renew or amend a contract for the outsourcing of a service or activity that has an original term value exceeding \$10 million before submitting a written report concerning contract performance to the Governor, the President of the Senate, and the Speaker of the House of Representatives at least 90 days before execution of the renewal or amendment.

287.012-Definitions

(13) **“Extension”** means an increase in the time allowed for the contract period.

(21) **“Renewal”** means contracting with the same contractor for an additional contract period after the initial contract period, only if pursuant to contract terms specifically providing for such renewal.

Servello Contract Provisions Relating to Term of Contract

Original Servello Contract (2017)

AGREEMENT BETWEEN Servello CONTRACTOR AND
HARMONY COMMUNITY DEVELOPMENT DISTRICT REGARDING
PROVISION OF LANDSCAPE AND GROUNDS MAINTENANCE SERVICES

THIS AGREEMENT made and entered into this 10 day of July, 2017, by and between Servello, an independent contractor ("Contractor"), whose address is 261 Springview Commerce Dr, Debary FL 32713 and the Harmony Community Development District ("District"), care of the District Manager, whose address is 313 Campus Street, Celebration, Florida 34747 (hereinafter "Parties"), shall bind the Contractor to provide landscape maintenance services, as prescribed by Contractor's bid in accompaniment with the District's Land Maintenance Specifications, for a period beginning on the date of execution and ending September 30, 2019.

SECTION VII

Term

This Agreement shall commence upon execution by both Parties hereto and shall continue until September 30, 2019, with the option for two, one-year renewals, unless terminated in accordance with this Agreement.

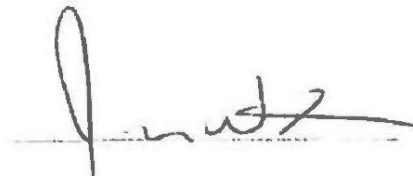
SECTION XIII

Termination

1. The performance of services may be terminated in whole or in part by the District Manager in accordance with this provision and may be revised by the Board.
2. Termination of services hereunder shall be effected by the delivery to the Contractor a "Notice of Termination" specifying the extent to which performance of services under the order is terminated. Such Notice of Termination must be sent by the District to Contractor not fewer than sixty (60) days before the date upon which such termination becomes effective.

Authorized for execution by the Board of Supervisors of the Harmony Community Development District at its June 29, 2017, regular meeting.

ATTEST:



Servello
CONTRACTOR

By: Greg Servello
Vice President



Date: 6/21/2017

ATTEST:




HARMONY COMMUNITY DEVELOPMENT
DISTRICT

By: 
 Chairman, Board of Supervisors

Date: 7/10/17

Amended Servello Contract (2019)

SECTION VII

Term

This Agreement shall commence upon execution by both Parties hereto and shall continue until September 30, 2020, with the option for one, one-year renewal, unless terminated in accordance with this Agreement.

SECTION XIII

Termination

1. The performance of services may be terminated in whole or in part by the District Manager in accordance with this provision and may be revised by the Board.

2. Termination of services hereunder shall be effected by the delivery to the Contractor a "Notice of Termination" specifying the extent to which performance of services under the order is terminated. Such Notice of Termination must be sent by the District to Contractor not fewer than sixty (60) days before the date upon which such termination becomes effective.

IN WITNESS WHEREOF, the parties have herunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:

[Handwritten Signature]

Servello & Son, Inc.
CONTRACTOR

By: *[Handwritten Signature]*
James Whitaker, CEO

Date: 12/20/2019

ATTEST:

[Handwritten Signature]

Harmony CDD
DISTRICT

By: *[Handwritten Signature]*
Steve Berube Chair

Date: 12-19-19

As authorized for execution by the Board of Supervisors of the Harmony Community Development District at its November 21, 2019 Regular Meeting.

6C.

6Ci

February/March 2021

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 raking the swing areas.
- Power washing project continued.
- Storm drain project Five Oaks Dr pending quotes Sidewalks and Turf
- Refurbishing benches continued.
- Fire damage turf on Catbrier 02/04/2021 resolved.
- Removed above ground roots in front of resident house because of trip hazard.
- Asphalt patches back alleys finalized.
- Added trashcan at Middlebrook play area park
- Replaced Soccer nets
- Dog park Fountain refurbishment pending.

Ponds

- See Pond report.

Irrigation

- All Clocks inspected & adjusted as needed.
- Maxicomm fully functional.
- Clocks 1- 2 and 3 not accessible at this point.
- Working with TOHO on cause of high water usage West Entrance.

Pools Operations

- Pools checked, chemically balanced, and cleaned daily.
- Replaced light sensor at Ashley Park pool.
- Replaced splashpad center tulip for a stainless-steel template.

Boat Maintenance

- All propellers weekly checked, and boats cleaned.
- Paint maintenance continued Dock fencing area.
- Replaced 1 Battery for Bass boat.
- Replaced 2 solo seats
- Started feasible process on replacing Rescue boat.

Buck Lake Activities

- Boat Orientation held 10 attended

Access Cards

- Approximately 15 ID cards have been made this month.

End of Report.

6Cii

Date	Resident	Time	M	W	F	S	Total	20'	16'	16'	18'	Tracker	Canoe	Kayak	Comments
			Th	S	Pass	Pont	Pont	SunTrk	Bass	Bass					
2/27/2021	Melvin Ewen	1:00 - 4:00 PM					3		X						
2/28/2021	Jerome Schletter	7:30 - 10:30 AM			X		2			X					
2/28/2021	Donald Rice	7:30 - 10:30 AM			X		2		X						
2/28/2021	Marilou Pflingsten	11:00 - 2:00 PM			X		3				X				
2/28/2021	David Bronson	1:00 - 4:00 PM			X		3	X							
2/28/2021	KIMBERLY TORNILLO	1:00 - 4:00 PM			X		4			X					
2/28/2021	Lori Isaac	1:00 - 4:00 PM			X		4		X						
3/1/2021	neville pennington	7:30 - 10:30 AM	X				2				X				
3/1/2021	Maryalice Newborn	1:00 - 4:00 PM	X				5	X							
3/3/2021	Miguel Ramos	7:30 - 10:30 AM					4			X					
3/3/2021	Daniel Peterson	7:30 - 10:30 AM					6	X							
3/4/2021	Daniel Peterson	7:30 - 10:30 AM					6	X							
3/4/2021	Ronald Young	7:30 - 10:30 AM					4			X					
3/4/2021	Warren Hubbard	1:00 - 4:00 PM					6	X							
3/4/2021	Lester McNeely	1:00 - 4:00 PM					6			X					
3/5/2021	Bruce Prehal	1:00 - 4:00 PM					6	X							
3/5/2021	Charlene Siwula	1:00 - 4:00 PM					2			X					
3/6/2021	Scott Marlega	7:30 - 10:30 AM					3			X					
3/6/2021	Daniel Peterson	7:30 - 10:30 AM					7	X							
3/6/2021	Chad Oppedal	1:00 - 4:00 PM					6			X					
3/6/2021	Barbara Gabel	1:00 - 4:00 PM					4	X							
3/6/2021	Bruce Prehal	1:00 - 4:00 PM					6			X					
3/7/2021	adam Kelley	7:30 - 10:30 AM			X		8	X							
3/7/2021	Scott Marlega	7:30 - 10:30 AM			X		3			X					
3/7/2021	Donald Rice	7:30 - 10:30 AM			X		2		X						
3/7/2021	Jerome Schletter	8:00 - 11:00 AM			X		2				X				
3/7/2021	Lori Isaac	1:00 - 4:00 PM			X		4		X						
3/7/2021	Leni Caccavaio	1:00 - 4:00 PM			X		6			X					
3/7/2021	Alexandra Morales	1:00 - 4:00 PM			X		7	X							
3/8/2021	neville pennington	7:30 - 10:30 AM	X				0				X				
3/8/2021	David Bronson	1:00 - 4:00 PM	X				3	X							
3/10/2021	Nichole Hotkowski	7:30 - 10:30 AM					7	X							
3/10/2021	neville pennington	8:00 - 11:00 AM					2				X				
3/10/2021	Charlene Siwula	1:00 - 4:00 PM					2	X							
3/10/2021	David Bronson	1:00 - 4:00 PM					3	X							
3/10/2021	Charlene Siwula	1:00 - 4:00 PM					2			X					
3/10/2021	Kenneth LeCompte	1:30 - 3:00 PM					1							X	
3/11/2021	Ronald Young	7:30 - 10:30 AM					4			X					

			9	19	298	28	10	26	15	1	0	1	
					Total Passengers:								
					298								
					Total Trips:								
					81								

6Ciii

Facebook report February/March 2021

On an average of 10 times per month new and existing residents contact me for information regarding obtaining Pool ID access cards and boat reservations. This is filtered out of this report.

On February 16th a resident had a concern about weeds growing into their barn on sagebrush. CDD reported to Servello. Servello completed the concern.

On February 19th a resident asked if there are rules parking RV's on the streets. CDD referred to Osceola County

On February 19th, a resident asked for information on relocating a mailbox. CDD responded by referring to the HOA

On February 24th or resident had a concern about the small triangle pocket park behind Sundrop. The concern was children vandalized the trees and leaving behind garbage and toys. CDD referred resident to the non emergency Sheriff line.

On February 26th, a resident notified the CDD manager, the gate was open at the big dog park. CDD responded by fixing the gate.

On February 28th, a resident notified the CDD manager kids were jumping off the bridge into the pond at the human sundial. CDD advised to call the non-emergency Sheriff line.

On March 8th, a resident had a concern about the grass being long behind his house at the pond. CDD manager referred issue to Servello.

End of report.

6Civ

Harmony District Ponds Report

Pond #	Pond Name	Pond Acres	<div style="display: flex; justify-content: space-around; font-size: small;"> Duckweed Algae Cattail Pennywort Grasses Spatterdock </div>						February-March	Treatment Plan * Se Clear G-Algae * Komeen Crystals-Hydrilla * SonarOne-Hydrilla * Diquat-Latorial plants
			SEVERITY: L1=minimal L2=moderate L3=significant L4=extreme Blank = indicates non issue						Current Treatment	
Map Quickview, click here. Internet access not required										
Map links below Require Internet										
1	H-1	1.4					L1	No treatment needed		
2	H-1	1.0					L1	No treatment needed		
3	H-1	2.3					L1	No treatment needed		
4	H-2	3.7		L1			L1	No treatment needed		
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.	1.0					L1	No treatment needed		
10	Dog Park	3.0					L1	No treatment needed		
11	Estates N.	1.8		L1				No treatment needed		
12	Estates S.	1.7		L1				No treatment needed		
13	Golf Course	1.5		L1						
14	Golf Course	1.5		L1						
15	Golf Course	4.0		L1						
16	Golf Course	3.4		L1						
17	Golf Course	1.4		L1						
18	Golf Course	2.0		L2						
19	Golf Course	5.3		L1						
20	Golf Course	3.5								
21	Golf Course	2.3		L1						
22	Golf Course	3.2		L2						
23	Golf Course	2.0		L1						
24	Golf Course	2.0		L1						
25	Golf Course	0.5		L2						
26	Golf Course	0.7								
27	Golf Course	0.7		L2						
28	Golf Course	1.3		L1						
29	Golf Course	1.2		L1						
30	Golf Course	2.3		L1						
31	Golf Course	1.1		L2						
32	Golf Course	2.0		L1						
33	W. Lake	1.3		L1						
34	W. Lake	0.0						Future pond, not active		
35	W. Lake	0.0						Future pond, not active		
36	N. Lake	0.0						Future pond, not active		
37	E. Lake	3.0					L1	algae	cutrine	
38	E. Lake	0.5					L1	No treatment needed		
39	S. Lake	3.3					L1	No treatment needed		
40	S. Lake	1.4					L1	No treatment needed		
41	S. Lake	2.3		L1				No treatment needed		
42	S. Lake	5.2		L1				No treatment needed		
43	Waterside	3.0		L3				algae	cutrine	
44	DOT	6.0					L1	No treatment needed		
45	DOT	3.6					L1	No treatment needed		
46	DOT	2.0					L2	No treatment needed		
47	Maintenance	0.4					L1	No treatment needed		
48	Feathergrass	0.0					L1	No treatment needed		

TOTAL ACRES		Total size (in acres) of all ponds combined
AVG. TREATED ACRES	0.8	Average treated pond area is roughly 20%

Additional Notes: This month we have treated a few ponds as algae has seem to be giving us a problem in a few ponds lately. I have treated two and the one between Feathergrass and Middlebrook again and almost all of the algae is gone and under control. I also did one back in the South Lakes community and will need to do a follow up and re-treatment on it. We did a clean up of the ponds out in that area for trash in and around the ponds. This month, we need to do a trash cleanup of long pond that runs along Buck lake and will need to put the Pond boat in to remove trash, that cant be reached from the shore.

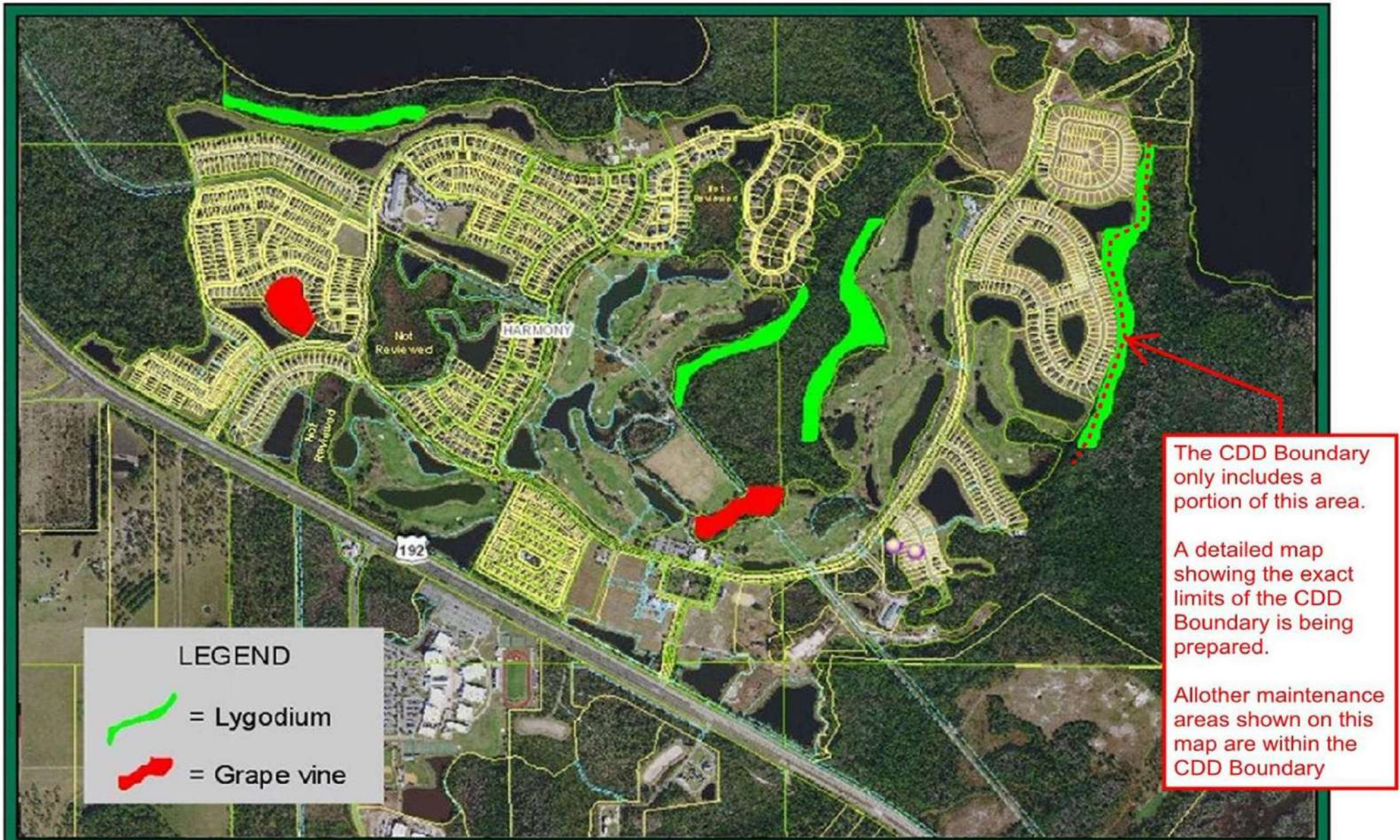


6Cv

Harmony Community Development District Field Services Monthly Wetland Report

#	Maintenance Area Name	Acres	Invasive Species Vegetation Identification Infestation Severity High, Medium, Low	Reporting Date: February-March Prescribed Treatment	Treatment Status Pending Activities Percent Complete
Map Tab Shows Local QuickMap Click Links Below For Internet Maps					
1	Buck Lake - South	1.4 ?	Lygodium High	Maintenace	This area has been treated and under control.
2	Green - South	1.0 ?	Grapevine Medium	Checked	This area has been treated and under control.
3	Golf Course - West	2.3 ?	Lygodium High	Spraying along a lot of the main sections to gain access further into the woods.	Large amounts of fern and grape vine.
4	Golf Course - East	3.7 ?	Lygodium High	working in multiple areas in this area now.	heavy amounts of fern we are cutting and treating.
5	Golf Course - South	2.8 ?	Grapevine Medium	Worked in this area heavily as there is fern and grapevine.	90 percent complete
6	The Lakes - East	3.1 ?	Lygodium High	no treatment	not in this area now
7	{Future}	0.0	----		
8	{Future}	0.0	----		
9	{Future}	0.0	----		
10	{Future}	0.0	----		
11	{Future}	0.0	----		
12	{Future}	0.0	----		
13	{Future}	0.0	----		
14	{Future}	0.0	----		
15	{Future}	0.0	----		
TOTAL ACRES		1.3	Total size (in acres) of all foliage maintenance areas		
AVG. TREATED ACRES			Average infested foliage treated area is roughly 20%		

Additional Notes: This month we have been working on golf course west, cutting vines as well as fern and spraying the areas once we are done. Some of the areas will need spraying first to access, because of extensive growth and a very high concentration of poison ivy in the area. We have also been checking areas to monitor results as well and small patches that needed to be sprayed again. We have also been continuing around the East golf course heading towards the estates.



Austin Environmental Consultants, Inc.
316 Church Street
Kissimmee, Florida 34741
407.935.0535

FIGURE
1

VEGETATION TREATMENT MAP

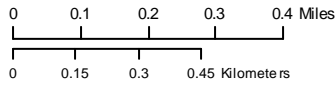
HARMONY CDD
OSCEOLA COUNTY, FL



SFWMD Mapping



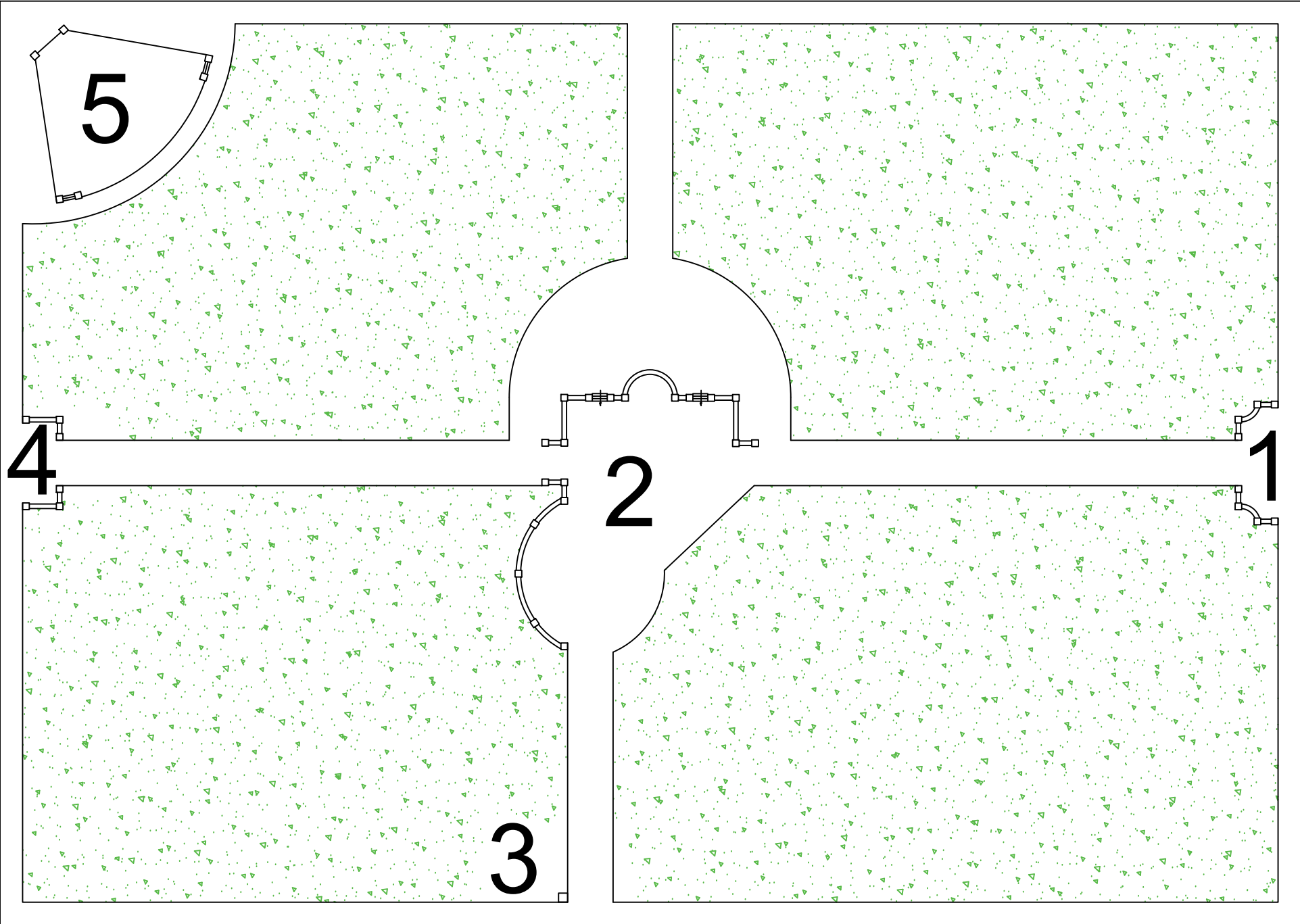
South Florida Water Management District
 3301 Gun Club Road, West Palm Beach, Florida 33406
 561-686-8800; www.sfwmd.gov



DISCLAIMER:
 This map is a conceptual or planning tool only. The South Florida Water Management District does not guarantee or make any representation regarding the information contained herein. It is not self-executing or binding, and does not affect the interests of any persons or properties, including any present or future right or use of real property and is exempt from public records disclosure and confidential under Section 119.071(3)(a)(1), Florida Statute.

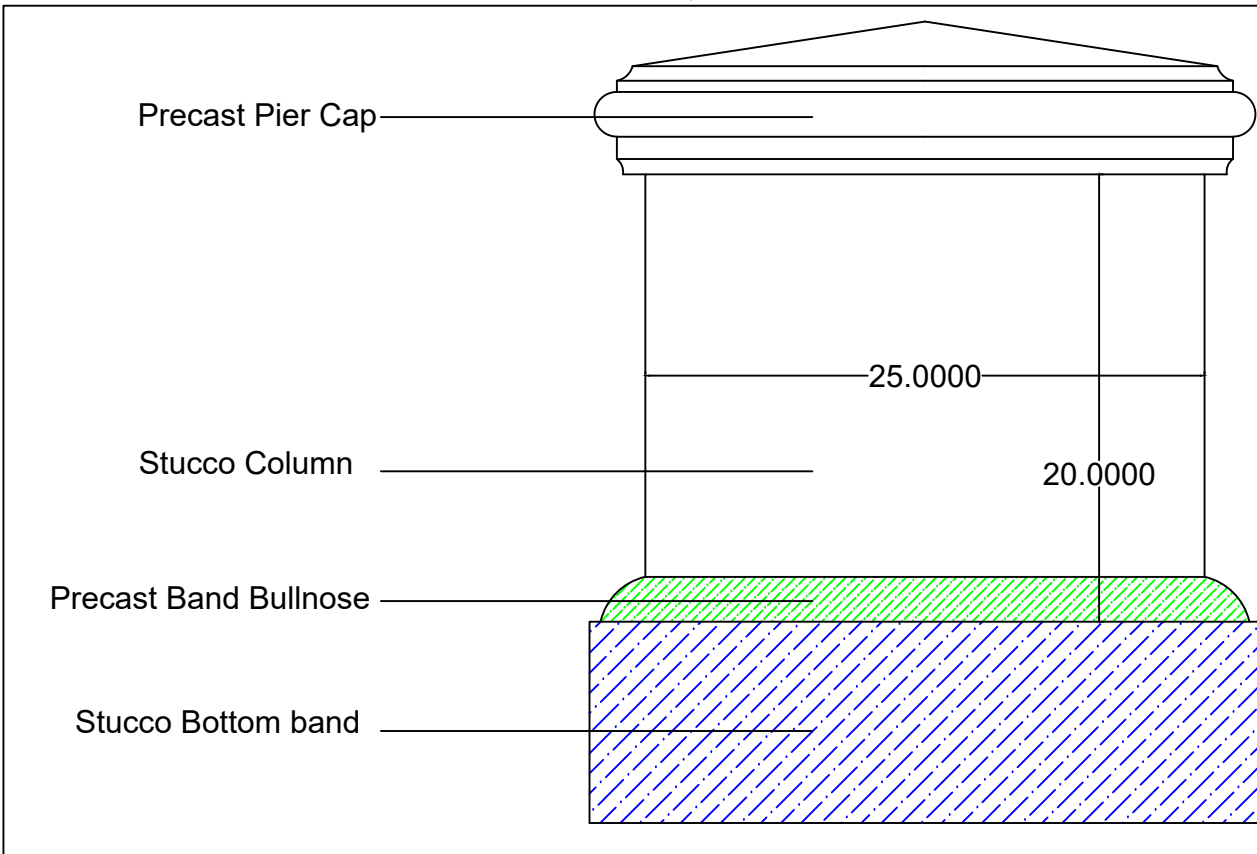
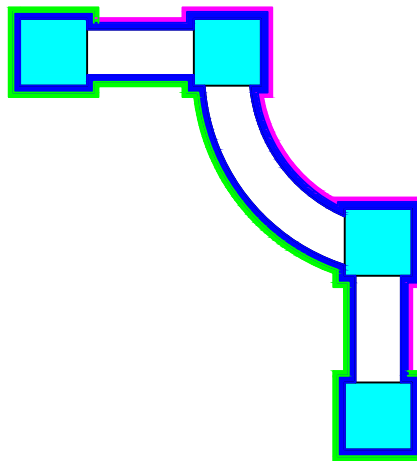
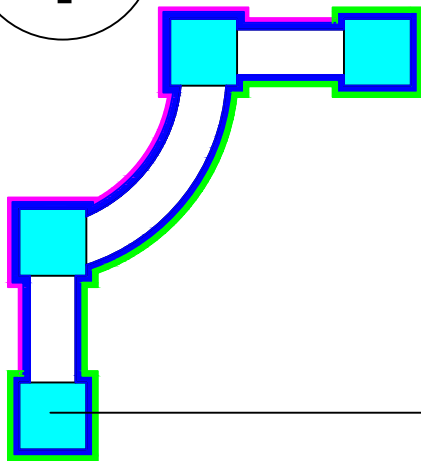
6Cvii

6Cviiia



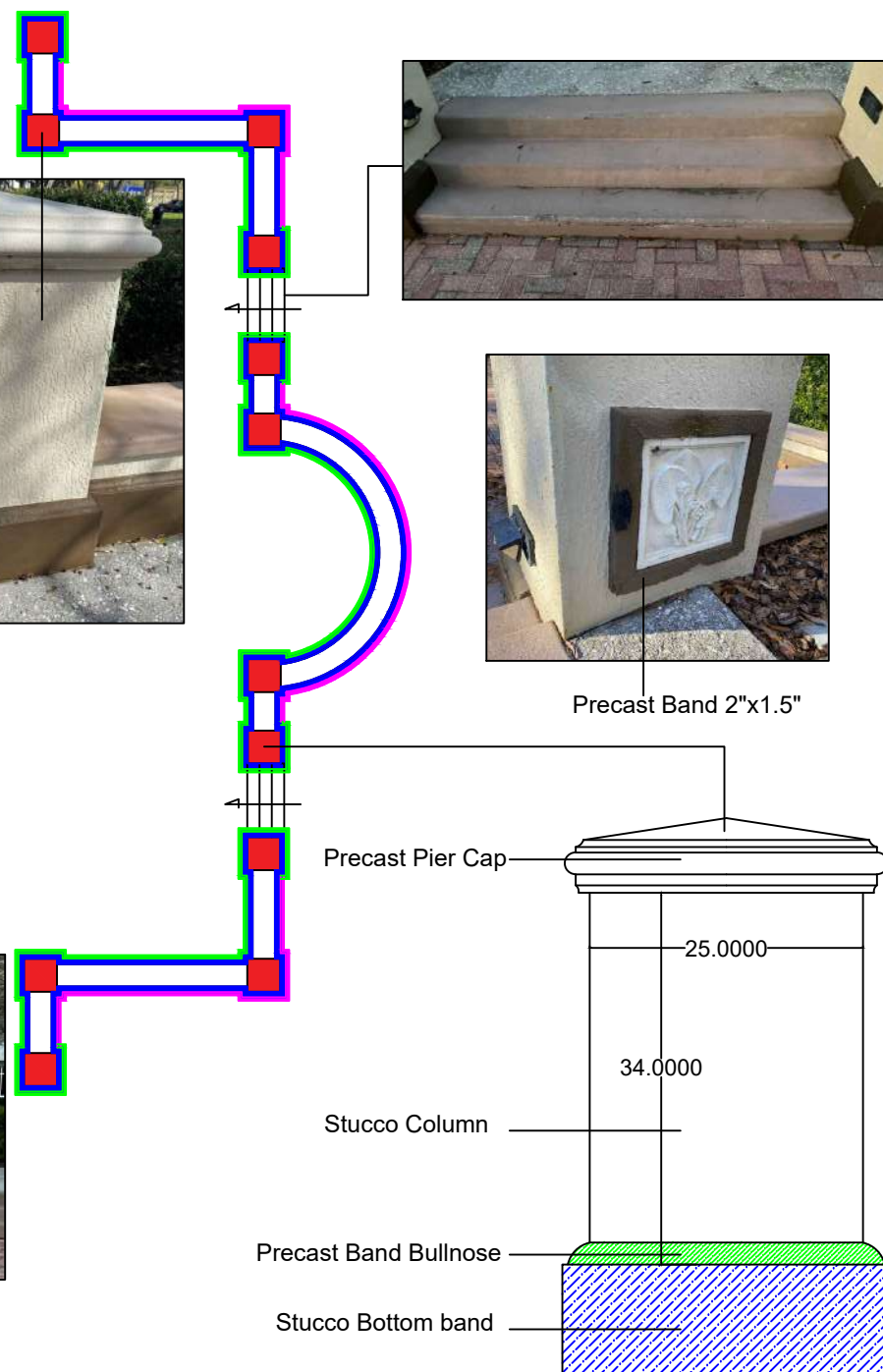
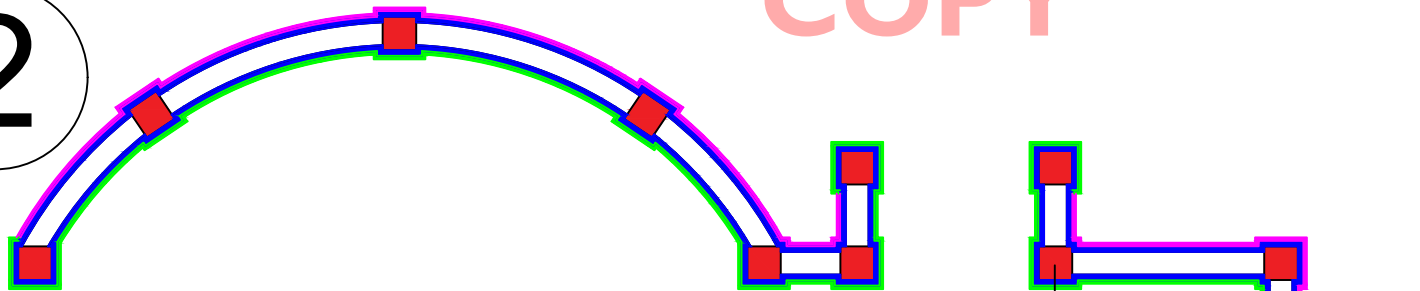
COPY

1



COPY

2



3

COPY

Foam Pier Cap and Band will be replaced



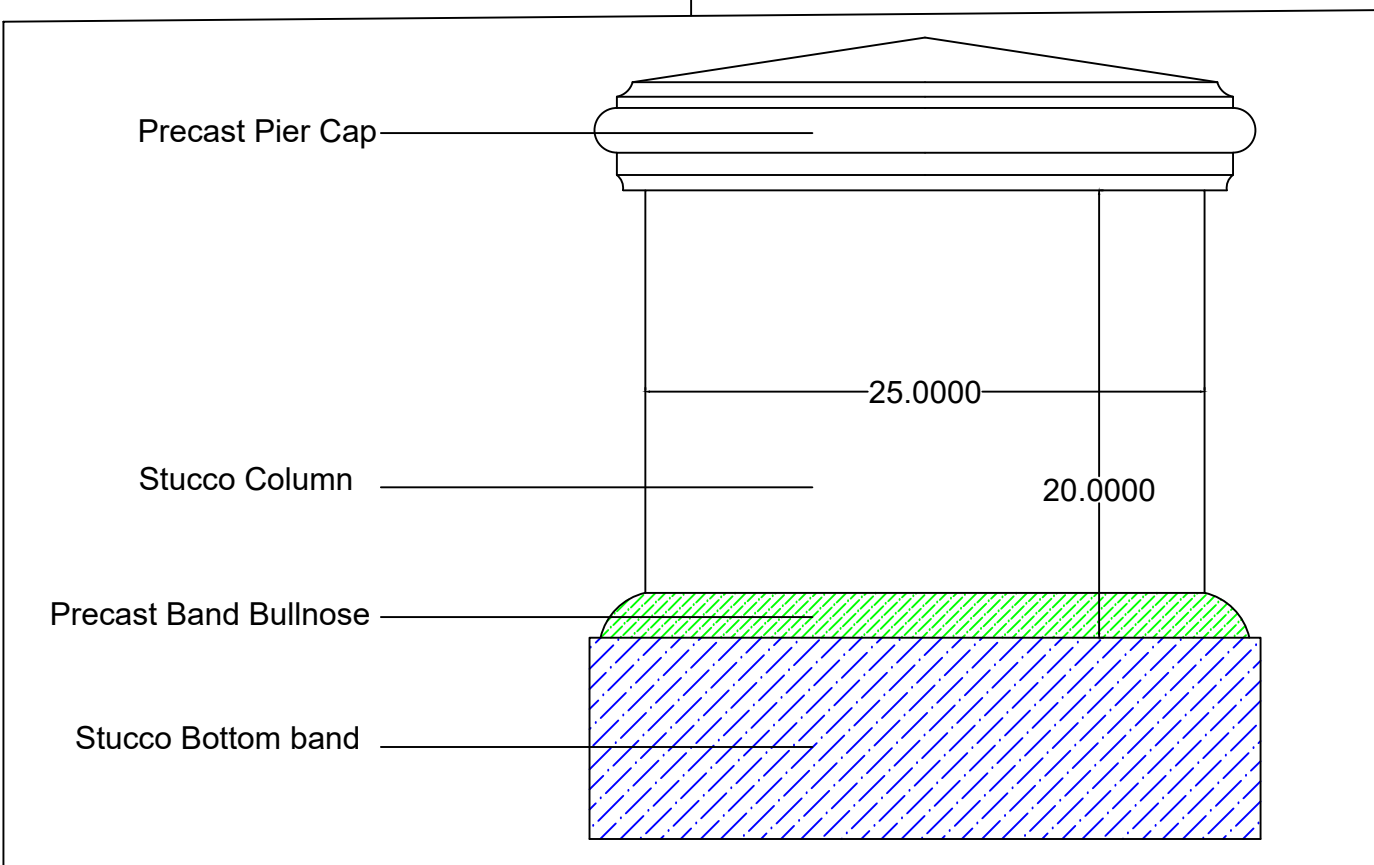
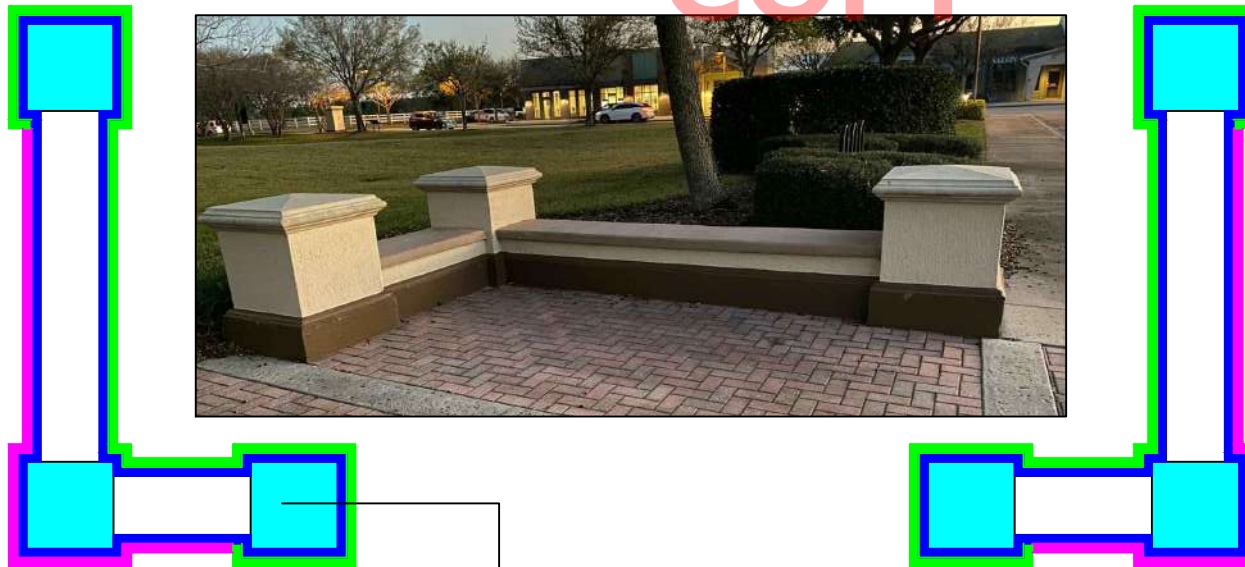
Precast Band to be replaced



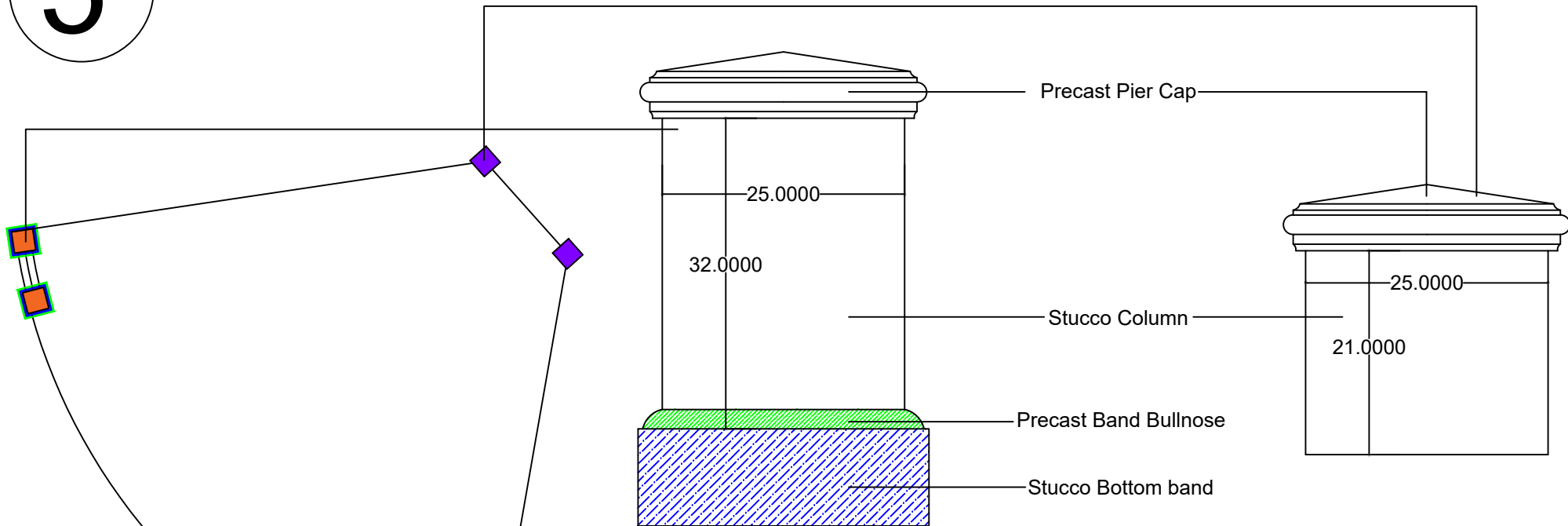
Will remain as it is.

Demo existing stucco and replace metal corners for Vynil Cornerbeads.

4



5



BEARGRASS



Precast Band H:6" x W:2.5"

Stucco Column

Precast Band 2"x1.5"

Precast Band H:3" x W:1.5"

Bottom Band

DAHOON HOLLY CT



Precast Band H:5" x W:4.5"

Bottom band



Demo Stucco and Tiles



ESTIMATE

CUSTOMER: HARMONY CDD
JOB: Harmony Town Squares
Attn.: Gerhard Van der Snel

Estimate No: 1824
Date: 2/10/2021

This proposal has the following specifications:

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
	Provide labor and material to furnish and install:				
	<u>HARMONY TOWN SQUARE - SECTION # 1</u>				
	Column H:20" - Demo existing stucco and remove metal corners	8.00	EA	\$ 62.00	\$ 496.00
	Bottom Band H:9" - Demo existing stucco and remove metal corners				
	Precast Bullnose H:2" - Demo existing band				
	Install New Vinyl Cornerbead at Column and Bottom Band	8.00	EA	\$ 104.00	\$ 832.00
	Restucco Column and Bottom Band				
	Furnish and Install New Precast Bullnose 2"x2"	8.00	EA	\$ 110.00	\$ 880.00
	<u>Low Walls</u> - Bottom Band H:9" - Demo existing stucco and remove metal corners	62.00	LF	\$ 8.75	\$ 542.50
	<u>Low Walls</u> - Precast Bullnose H:2" - Demo existing band				
	<u>Low Walls</u> - Install New Vinyl Cornerbead at Bottom Band	62.00	LF	\$ 8.00	\$ 496.00
	<u>Low Walls</u> - Restucco Bottom Band				
	<u>Low Walls Front Face Only</u> - Furnish and Install New Precast Straight Bullnose	16.00	LF	\$ 11.00	\$ 176.00
	<u>Low Walls Front Face Only</u> - Furnish and Install New Precast Radiused Bullnose	18.00	LF	\$ 16.00	\$ 288.00
	<u>HARMONY TOWN SQUARE - SECTION # 2</u>				
	Column H:34" - Demo existing stucco and remove metal corners	19.00	EA	\$ 97.00	\$ 1,843.00
	Bottom Band H:9" - Demo existing stucco and remove metal corners				
	Precast Bullnose H:2" - Demo existing band				
	Install New Vinyl Cornerbead at Column and Bottom Band	19.00	EA	\$ 204.00	\$ 3,876.00
	Restucco Column and Bottom Band				
	Furnish and Install New Precast Bullnose 2"x2"	19.00	EA	\$ 110.00	\$ 2,090.00
	<u>Low Walls</u> - Bottom Band H:9" - Demo existing stucco and remove metal corners	302.00	LF	\$ 8.75	\$ 2,642.50
	<u>Low Walls</u> - Precast Bullnose H:2" - Demo existing band				
	<u>Low Walls</u> - Install New Vinyl Cornerbead at Bottom Band	302.00	LF	\$ 8.00	\$ 2,416.00
	<u>Low Walls</u> - Restucco Bottom Band				
	<u>Low Walls Front Face Only</u> - Furnish and Install New Precast Straight Bullnose	65.00	LF	\$ 11.00	\$ 715.00
	<u>Low Walls Front Face Only</u> - Furnish and Install New Precast Radiused Bullnose	86.00	LF	\$ 16.00	\$ 1,376.00
	Furnish and Install New Precast Band 2"x1.5"	12.00	EA	\$ 50.00	\$ 600.00
	<u>HARMONY TOWN SQUARE - SECTION # 3</u>				
	Column H:65" - Demo existing stucco, foam pier cap, foam bands and remove metal corners	1.00	EA	\$ 210.00	\$ 210.00
	Restucco Column	1.00	EA	\$ 355.00	\$ 355.00
	New Foam Pier Cap 10"x55"x55"	1.00	EA	\$ 420.00	\$ 420.00

New Foam Band Under Pier Cap 4"	16.00	LF	\$ 11.67	\$ 186.72
New Precast Band 2"x1.5" around board	1.00	EA	\$ 120.00	\$ 120.00
<u>HARMONY TOWN SQUARE - SECTION # 4</u>				
Column H:20" - Demo existing stucco and remove metal corners	6.00	EA	\$ 62.00	\$ 372.00
Bottom Band H:9" - Demo existing stucco and remove metal corners				
Precast Bullnose H:2" - Demo existing band				
Install New Vinyl Cornerbead at Column and Bottom Band	6.00	EA	\$ 104.00	\$ 624.00
Restucco Column and Bottom Band				
Furnish and Install New Precast Bullnose 2"x2"	6.00	EA	\$ 110.00	\$ 660.00
<u>Low Walls</u> - Bottom Band H:9" - Demo existing stucco and remove metal corners	55.00	LF	\$ 8.75	\$ 481.25
<u>Low Walls</u> - Precast Bullnose H:2" - Demo existing band				
<u>Low Walls</u> - Install New Vinyl Cornerbead at Bottom Band	55.00	LF	\$ 8.00	\$ 440.00
<u>Low Walls</u> - Restucco Bottom Band				
<u>Low Walls Front Face Only</u> - Furnish and Install New Precast Bullnose 2"x2"	27.50	LF	\$ 11.00	\$ 302.50
<u>HARMONY TOWN SQUARE - SECTION # 5</u>				
Column H:32" - Demo existing stucco and remove metal corners	4.00	EA	\$ 97.00	\$ 388.00
Bottom Band H:9" - Demo existing stucco and remove metal corners				
Precast Bullnose H:2" - Demo existing band				
Install New Vinyl Cornerbead at Column and Bottom Band	4.00	EA	\$ 204.00	\$ 816.00
Restucco Column and Bottom Band				
Furnish and Install New Precast Bullnose 2"x2"	4.00	EA	\$ 110.00	\$ 440.00
Column H:21" - Demo existing stucco and remove metal corners	2.00	EA	\$ 97.00	\$ 194.00
Install New Vinyl Cornerbead at Column	2.00	EA	\$ 62.00	\$ 124.00
Restucco Column				
<u>HARMONY BEARGRASS</u>				
Column H:58" - Demo existing stucco, existing middle band and remove metal corners	2.00	EA	\$ 97.00	\$ 194.00
Bottom Band H:9" - Demo existing stucco and remove metal corners				
Precast Band H:3" x W:1.5" - Demo existing band				
Install New Vinyl Cornerbead at Column and Bottom Band	2.00	EA	\$ 204.00	\$ 408.00
Restucco Column and Bottom Band				
Furnish and Install New Precast Band H:3" x W:1.5"	2.00	EA	\$ 115.00	\$ 230.00
Furnish and Install New Precast Band H:6" x W:2.5"	2.00	EA	\$ 155.00	\$ 310.00
Furnish and Install New Precast Band 2"x1.5"	2.00	EA	\$ 50.00	\$ 100.00
<u>HARMONY DAHOON HOLLY CT</u>				
Column H:35.5" - Demo existing stucco, tiles and remove metal corners	2.00	EA	\$ 97.00	\$ 194.00
Bottom Band H:9" - Demo existing stucco and remove metal corners				
Precast Band H:5" x W:4.5" - Demo existing band				
Install New Vinyl Cornerbead at Column and Bottom Band	2.00	EA	\$ 204.00	\$ 408.00
Restucco Column and Bottom Band				
Furnish and Install New Precast Band H:5" x W:4.5"	2.00	EA	\$ 266.00	\$ 532.00

	OPTIONAL ITEMS		
	HARMONY TOWN SQUARE - SECTION # 1 Low Walls Back Face Only - Furnish and Install New Precast Straight Bullnose	16.00	LF
	HARMONY TOWN SQUARE - SECTION # 1 Low Walls Back Face Only - Furnish and Install New Precast Radiused Bullnose	12.00	LF
	HARMONY TOWN SQUARE - SECTION # 2 Low Walls Back Face Only - Furnish and Install New Precast Straight Bullnose	65.00	LF
	HARMONY TOWN SQUARE - SECTION # 2 Low Walls Back Face Only - Furnish and Install New Precast Radiused Bullnose	86.00	LF
	HARMONY TOWN SQUARE - SECTION # 4 Low Walls Back Face Only - Furnish and Install New Precast Bullnose	27.50	LF

\$ 11.00	\$ 176.00
\$ 11.00	\$ 132.00
\$ 11.00	\$ 715.00
\$ 11.00	\$ 946.00
\$ 11.00	\$ 302.50
Subtotal	
TAX (0.00%)	\$ -
Shipping	\$ -
Total	\$ -

*Dumpster is not included

Foam: 1½ pound

Precast: Portland white cement, fiber glass mesh, sand

Payment: 50% on acceptance of contract, 50% on completion job

*The installation of the material will begin three or four weeks after this estimate is signed, the 50% advance payment has been received and the job is ready to take measurements.

This proposal may be withdrawn if not accepted within 15 days. 7 days to pay after finishing the work. The work crew is authorized only to complete the jobs according to the above prices, specifications and conditions. If this proposal is hereby accepted, you are authorizing the jobs. Any alteration from above specifications will be executed only upon written.

Accepted by:

Accepted date:



ESTIMATE

CUSTOMER: HARMONY CDD
JOB: Harmony Town Squares
Attn.: Gerhard Van der Snel

Estimate No: 1825
Date: 2/10/2021

This proposal has the following specifications:

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
	Provide labor and material to furnish and install:				
	<u>HARMONY TOWN SQUARE - SECTION # 1</u>				
	Column H:20" - Demo existing stucco and remove metal corners	8.00	EA	\$ 62.00	\$ 496.00
	Bottom Band H:9" - Demo existing stucco and remove metal corners				
	Precast Bullnose H:2" - Demo existing band				
	Install New Vinyl Cornerbead at Column and Bottom Band	8.00	EA	\$ 104.00	\$ 832.00
	Restucco Column and Bottom Band				
	Furnish and Install New Precast Bullnose 2"x2"	8.00	EA	\$ 110.00	\$ 880.00
	<u>Low Walls</u> - Bottom Band H:9" - Demo existing stucco and remove metal corners	62.00	LF	\$ 8.75	\$ 542.50
	<u>Low Walls</u> - Precast Bullnose H:2" - Demo existing band				
	<u>Low Walls</u> - Install New Vinyl Cornerbead at Bottom Band				
	<u>Low Walls</u> - Restucco Bottom Band	62.00	LF	\$ 8.00	\$ 496.00
	<u>Low Walls Front Face Only</u> - Furnish and Install New Precast Straight Bullnose	16.00	LF	\$ 11.00	\$ 176.00
	<u>Low Walls Front Face Only</u> - Furnish and Install New Precast Radiused Bullnose	18.00	LF	\$ 16.00	\$ 288.00
	<u>HARMONY TOWN SQUARE - SECTION # 2</u>				
	Column H:34" - Demo existing stucco and remove metal corners	19.00	EA	\$ 97.00	\$ 1,843.00
	Bottom Band H:9" - Demo existing stucco and remove metal corners				
	Precast Bullnose H:2" - Demo existing band				
	Install New Vinyl Cornerbead at Column and Bottom Band	19.00	EA	\$ 204.00	\$ 3,876.00
	Restucco Column and Bottom Band				
	Furnish and Install New Precast Bullnose 2"x2"	19.00	EA	\$ 110.00	\$ 2,090.00
	<u>Low Walls</u> - Bottom Band H:9" - Demo existing stucco and remove metal corners	302.00	LF	\$ 8.75	\$ 2,642.50
	<u>Low Walls</u> - Precast Bullnose H:2" - Demo existing band				
	<u>Low Walls</u> - Install New Vinyl Cornerbead at Bottom Band				
	<u>Low Walls</u> - Restucco Bottom Band	302.00	LF	\$ 8.00	\$ 2,416.00
	<u>Low Walls Front Face Only</u> - Furnish and Install New Precast Straight Bullnose	65.00	LF	\$ 11.00	\$ 715.00
	<u>Low Walls Front Face Only</u> - Furnish and Install New Precast Radiused Bullnose	86.00	LF	\$ 16.00	\$ 1,376.00
	Furnish and Install New Precast Band 2"x1.5"	12.00	EA	\$ 50.00	\$ 600.00
	<u>HARMONY TOWN SQUARE - SECTION # 3</u>				
	Column H:65" - Demo existing stucco, foam pier cap, foam bands and remove metal corners	1.00	EA	\$ 210.00	\$ 210.00

Restucco Column	1.00	EA	\$ 355.00	\$ 355.00
New Foam Pier Cap 10"x55"x55"	1.00	EA	\$ 420.00	\$ 420.00
New Foam Band Under Pier Cap 4"	16.00	LF	\$ 11.67	\$ 186.72
New Precast Band 2"x1.5" around board	1.00	EA	\$ 120.00	\$ 120.00
<u>HARMONY TOWN SQUARE - SECTION # 4</u>				
Column H:20" - Demo existing stucco and remove metal corners	6.00	EA	\$ 62.00	\$ 372.00
Bottom Band H:9" - Demo existing stucco and remove metal corners				
Precast Bullnose H:2" - Demo existing band				
Install New Vinyl Cornerbead at Column and Bottom Band	6.00	EA	\$ 104.00	\$ 624.00
Restucco Column and Bottom Band				
Furnish and Install New Precast Bullnose 2"x2"	6.00	EA	\$ 110.00	\$ 660.00
<u>Low Walls</u> - Bottom Band H:9" - Demo existing stucco and remove metal corners	55.00	LF	\$ 8.75	\$ 481.25
<u>Low Walls</u> - Precast Bullnose H:2" - Demo existing band				
<u>Low Walls</u> - Install New Vinyl Cornerbead at Bottom Band				
<u>Low Walls</u> - Restucco Bottom Band	55.00	LF	\$ 8.00	\$ 440.00
<u>Low Walls Front Face Only</u> - Furnish and Install New Precast Bullnose 2"x2"	27.50	LF	\$ 11.00	\$ 302.50
<u>HARMONY TOWN SQUARE - SECTION # 5</u>				
Column H:32" - Demo existing stucco and remove metal corners	4.00	EA	\$ 97.00	\$ 388.00
Bottom Band H:9" - Demo existing stucco and remove metal corners				
Precast Bullnose H:2" - Demo existing band				
Install New Vinyl Cornerbead at Column and Bottom Band	4.00	EA	\$ 204.00	\$ 816.00
Restucco Column and Bottom Band				
Furnish and Install New Precast Bullnose 2"x2"	4.00	EA	\$ 110.00	\$ 440.00
Column H:21" - Demo existing stucco and remove metal corners	2.00	EA	\$ 97.00	\$ 194.00
Install New Vinyl Cornerbead at Column	2.00	EA	\$ 62.00	\$ 124.00
Restucco Column				
<u>HARMONY BEARGRASS</u>				
Column H:58" - Demo existing stucco, existing middle band and remove metal corners	2.00	EA	\$ 97.00	\$ 194.00
Bottom Band H:9" - Demo existing stucco and remove metal corners				
Precast Band H:3" x W:1.5"- Demo existing band				
Install New Vinyl Cornerbead at Column and Bottom Band	2.00	EA	\$ 204.00	\$ 408.00
Restucco Column and Bottom Band				
Furnish and Install New Precast Band H:3" x W:1.5"	2.00	EA	\$ 115.00	\$ 230.00
Furnish and Install New Precast Band H:6" x W:2.5"	2.00	EA	\$ 155.00	\$ 310.00
Furnish and Install New Precast Band 2"x1.5"	2.00	EA	\$ 50.00	\$ 100.00
<u>HARMONY DAHOON HOLLY CT</u>				
Column H:35.5" - Demo existing stucco, tiles and remove metal corners	2.00	EA	\$ 97.00	\$ 194.00
Bottom Band H:9" - Demo existing stucco and remove metal corners				
Precast Band H:5" x W:4.5"- Demo existing band				

Install New Vinyl Cornerbead at Column and Bottom Band	2.00	EA	\$ 204.00	\$ 408.00
Restucco Column and Bottom Band				
Furnish and Install New Precast Band H:5" x W:4.5"	2.00	EA	\$ 266.00	\$ 532.00
Subtotal			\$	27,778.47
TAX (0.00%)			\$	-
Shipping			\$	-
Total			\$	27,778.47

*Dumpster is not included

Foam: 1½ pound

Precast: Portland white cement, fiber glass mesh, sand

Payment: 50% on acceptance of contract, 50% on completion job

*The installation of the material will begin three or four weeks after this estimate is signed, the 50% advance payment has been received and the job is ready to take measurements.

This proposal may be withdrawn if not accepted within 15 days. 7 days to pay after finishing the work. The work crew is authorized only to complete the jobs according to the above prices, specifications and conditions. If this proposal is hereby accepted, you are authorizing the jobs. Any alteration from above specifications will be executed only upon written.

Accepted by:

Accepted date:



ESTIMATE

CUSTOMER: HARMONY CDD
JOB: Harmony Town Squares
Attn.: Gerhard Van der Snel

Estimate No: 1826
Date: 2/10/2021

This proposal has the following specifications:

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
	Provide labor and material to furnish and install:				
	OPTIONAL ITEMS				
	HARMONY TOWN SQUARE - SECTION # 1 Low Walls Back Face Only - Furnish and Install New Precast Straight Bullnose	16.00	LF	\$ 11.00	\$ 176.00
	HARMONY TOWN SQUARE - SECTION # 1 Low Walls Back Face Only - Furnish and Install New Precast Radiused Bullnose	12.00	LF	\$ 11.00	\$ 132.00
	HARMONY TOWN SQUARE - SECTION # 2 Low Walls Back Face Only - Furnish and Install New Precast Straight Bullnose	65.00	LF	\$ 11.00	\$ 715.00
	HARMONY TOWN SQUARE - SECTION # 2 Low Walls Back Face Only - Furnish and Install New Precast Radiused Bullnose	86.00	LF	\$ 11.00	\$ 946.00
	HARMONY TOWN SQUARE - SECTION # 4 Low Walls Back Face Only - Furnish and Install New Precast Bullnose	27.50	LF	\$ 11.00	\$ 302.50
	Subtotal			\$	2,271.50
	TAX (0.00%)			\$	-
	Shipping			\$	-
	Total			\$	2,271.50

*Dumpster is not included

Foam: 1½ pound

Precast: Portland white cement, fiber glass mesh, sand

Payment: 50% on acceptance of contract, 50% on completion job

*The installation of the material will begin three or four weeks after this estimate is signed, the 50% advance payment has been received and the job is ready to take measurements.

This proposal may be withdrawn if not accepted within 15 days. 7 days to pay after finishing the work. The work crew is authorized only to complete the jobs according to the above prices, specifications and conditions. If this proposal is hereby accepted, you are authorizing the jobs. Any alteration from above specifications will be executed only upon written.

Accepted by:

Accepted date:



Estimate

1330 CENTRAL FLORIDA PKWY
FL 32837

Date	Estimate #
2/18/2021	10538

Phone #	Fax #
407-859.7943	407-859.7913
Web Site	www.magicdesignonline.com
Name / Address	
HARMONY CDD 7360 FIVE OAKS DR HARMONY-FL 34773 gerhardharmony@gmail.com 407 301 2235	

Ship To

P.O. No.	Terms	Rep	Project

Description	Qty	Cost	Total
PARK #1 FOAM BAND - 1.5" X 3" PER FT	25	3.14	78.50
PARK #2 FOAM BAND - 5" X 4" PER FT PRECAST TILE - 24" X 12" X 5/8"	36 1	7.29 25.65	262.44 25.65
PARK #3 FOAM BAND - 2.5" X 2.5" PER FT FOAM RADIO BAND - 2.5" X 2.5" PER FT	400 180	3.95 4.94	1,580.00 889.20
- ALL FOAM MATERIAL ABOVE ARE 1.5 LB FOAM WITH HARD COAT / PRIME - FOR PRECAST ABOVE: COLOR AND TEXTURE TO BE DETERMINED BY THE CUSTOMER			
REMOVAL AND INSTALLATION OF FOAM BANDS	1	1,985.00	1,985.00
VINYL CORNERS / RE STUCCO AT COLUMN AREA VINYL BEAD / RE STUCCO AT BASE BANDS	1,698 2,678	3.50 3.50	5,943.00 9,373.00
PRICES ABOVE ARE FOR RE-STUCCO OVER EXISTENT OLD STUCCO USING BOND AGENT			

THE CLIENT IS RESPONSIBLE FOR VERIFYING THAT THE DIMENSIONS AND QUANTITIES ON THIS ESTIMATE ARE CORRECT BEFORE SIGNING IT. THE SIGNATURE ON THIS ESTIMATE AUTHORIZES MAGIC DESIGN TO PROCEED WITH ORDER OF THE MATERIAL AS LISTED ON THE ESTIMATE. MAGIC DESIGN IS NOT RESPONSIBLE FOR INACCURACIES ON A SIGNED ESTIMATE AND THE CLIENT WILL BE CHARGED FOR ADDITIONAL SHAPES. ESTIMATE VALID FOR 30 DAYS.

Signature

Subtotal	\$20,136.79
Sales Tax (6.5%)	\$0.00
Total	\$20,136.79

6Cviib

FAX
(407) 658-6786



CALL ANYTIME
(407) 851-3141

EMAIL
ArrowPavement@aol.com

3936 Semoran Blvd. #118
Orlando, FL 32822

WEBSITE
www.arrowpavement.com

SUBMITTED TO: Harmony District		PHONE: 301-2235	DATE: 3/11/2021
STREET: 313 Campus St.		EMAIL: gerhardharmony@gmail.com	
CITY: Celebration	STATE: FL	ZIP:	
JOB NAME: Harmony District	JOB LOCATION: Harmony District		

We are pleased to submit this estimate for material and labor to improve the life and appearance of your asphalt surface and to aid in your business success. Our following recommendations are in accordance with the general practices and standards of the asphalt paving industry. We pride ourselves in being Orlando's oldest sealcoating company, established in 1978.

NEW WORK/OR REPAIR WORK

PATCHING: <input type="checkbox"/>	CARSTOPS: <input type="checkbox"/>
CURBING: <input type="checkbox"/>	OVERLAYS: <input type="checkbox"/>
SAWCUTTING: <input type="checkbox"/>	

SEALING sq. ft.

COATS: <input type="checkbox"/>	SPRAY METHOD: <input type="checkbox"/>
COAT: <input type="checkbox"/>	DRAG METHOD: <input type="checkbox"/>

PREPARATION

SWEEP AND/OR VACUUM:

ASPHALT SURFACES

PAVING sq. yd.

OVERLAY:

PAINTE CARSTOPS: <input type="checkbox"/>	EA.	SPEED BUMPS: <input type="checkbox"/>
YELLOW LINES: <input type="checkbox"/>	FT.	ARROWS: <input type="checkbox"/>
WHITE LINES: <input type="checkbox"/>	FT.	HANDICAPS: <input type="checkbox"/>
YELLOW CURBS: <input type="checkbox"/>	FT.	STOP BARS: <input type="checkbox"/>
WHITE CURBS: <input type="checkbox"/>	FT.	STENCILLING: <input type="checkbox"/>

SEALING	
PAVING	
STRIPING	
ADDITIONAL WORK	\$7,588.00
TOTAL	\$7,588.00

ADDITIONAL WORK TO BE PERFORMED:

Demo approximately 640 sf of 4" sidewalk and 4 lf of curb. Pour 640 sf of 4" concrete sidewalk and 4 lf of curb. If depth is more than 4" price will be adjusted according to actual depth.

WE PROPOSE to complete the above work in accordance with above specifications for the sum of:
SEVEN THOUSAND FIVE HUNDRED EIGHTY EIGHT DOLLARS AND NO CENTS \$7,588.00

Payment due upon receipt-1.5% finance charge added past 30 days.

When signed by customer and/or owner, this becomes a legal contract. Customer and/or owner acknowledges the checked items, attached exhibits and terms thereof. Proposal price effective for 30 days.

Authorized Signature *Gary Rumpza*
GARY RUMPZA Sales Representative

<p>ACCEPTANCE OF PROPOSAL The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.</p>	<p>Signature _____</p> <p>Date of Acceptance _____</p>
---	--

Seventh Order of Business

7A.

TO: Board of Supervisors, Harmony CDD
FROM: Helena Randel, Accountant
CC: Kristen Suit, District Manager
DATE: March 16, 2021
SUBJECT: February 2021 Financials

Please find the attached February 2021 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 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 February is approximately 71% of the annual budget.
- Total Expenditures through February are at 40% of the annual budget.
 - ▶ Administrative
 - P/R-Board of Supervisors - Includes payroll for two (2) meetings in November.
 - ProfServ-Engineering - Boyd Civil Engineering services.
 - ProfServ-Property Appraiser - Annual fees charged by Katrina S Scarborough property appraiser's office.
 - Postage and Freight - FedEx services, postage reimbursements to Inframark and survey mailing.
 - Insurance - Public Risk provides auto, general liability, inland marine and property insurance.
 - ▶ Field
 - ProfServ-Field Management - Florida Resource Mgmt. services and health/life insurance.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - ▶ Operation & Maintenance
 - Communication-Telephone - The district has switched service providers from Sprint to Verizon.
 - Misc.-Contingency - Includes environmental monitoring (\$1,950) and ancillary costs.
 - Capital Outlay-Other - Playground equipment.
 - Capital Outlay-Vehicles - Yamaha Umax.
- In FY 2019, the general fund loaned the series 2015 debt service fund \$53,231.95 to cover a shortfall. This loan has been repaid.
- In FY 2020, the general fund loaned the series 2015 debt service fund \$4,658.20 to cover a shortfall in October and \$71,193.25 to cover a shortfall in April. These loans have been repaid.

HARMONY

Community Development District

Financial Report

February 28, 2021

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund	2 - 4
Debt Service Funds	5 - 6

<u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments	7
Cash and Investment Report	8

HARMONY

Community Development District

Financial Statements

(Unaudited)

February 28, 2021

Balance Sheet
February 28, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 495,873	\$ -	\$ -	\$ 495,873
Investments:				
Money Market Account	1,488,050	-	-	1,488,050
Prepayment Account	-	99,230	105,675	204,905
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	1,163,206	645,847	1,809,053
Prepaid Items	2,541	-	-	2,541
TOTAL ASSETS	\$ 1,986,464	\$ 1,869,749	\$ 1,091,522	\$ 4,947,735
<u>LIABILITIES</u>				
Accounts Payable	\$ 76,668	\$ -	\$ -	\$ 76,668
TOTAL LIABILITIES	76,668	-	-	76,668
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	2,541	-	-	2,541
Restricted for:				
Debt Service	-	1,869,749	1,091,522	2,961,271
Assigned to:				
Operating Reserves	401,042	-	-	401,042
Reserves-Renewal & Replacement	40,215	-	-	40,215
Reserves - Sidewalks & Alleyways	213,208	-	-	213,208
Reserves-Uninsured Repairs	50,000	-	-	50,000
Unassigned:	1,202,790	-	-	1,202,790
TOTAL FUND BALANCES	\$ 1,909,796	\$ 1,869,749	\$ 1,091,522	\$ 4,871,067
TOTAL LIABILITIES & FUND BALANCES	\$ 1,986,464	\$ 1,869,749	\$ 1,091,522	\$ 4,947,735

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 9,381	\$ 3,910	\$ 1,663	\$ (2,247)
Interest - Tax Collector	-	-	11	11
Special Assmnts- Tax Collector	1,876,212	1,688,590	1,311,279	(377,311)
Special Assessments-Tax Collector-VC1	(22,434)	(20,190)	-	20,190
Special Assmnts- Discounts	(75,048)	(67,544)	(51,725)	15,819
Other Miscellaneous Revenues	-	-	850	850
Access Cards	1,500	625	410	(215)
Facility Revenue	500	210	700	490
User Facility Revenue	5,000	2,085	6,764	4,679
TOTAL REVENUES	1,795,111	1,607,686	1,269,952	(337,734)
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	5,000	4,600	400
FICA Taxes	918	382	352	30
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	1,500	-	1,500
ProfServ-Engineering	9,500	3,960	9,936	(5,976)
ProfServ-Legal Services	90,000	37,500	32,152	5,348
ProfServ-Mgmt Consulting Serv	67,200	28,000	28,000	-
ProfServ-Property Appraiser	392	392	438	(46)
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,160	-	-	-
Auditing Services	4,600	-	-	-
Postage and Freight	1,200	500	1,342	(842)
Rental - Meeting Room	3,600	3,600	2,750	850
Insurance - General Liability	25,177	25,177	25,238	(61)
Printing and Binding	1,000	415	131	284
Legal Advertising	1,000	415	187	228
Misc-Records Storage	150	65	-	65
Misc-Assessmnt Collection Cost	37,524	33,772	26,566	7,206
Misc-Contingency	5,000	2,085	1,000	1,085
Office Supplies	50	20	-	20
Annual District Filing Fee	175	175	175	-
Total Administration	281,168	151,780	141,689	10,091

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
ProfServ-Field Management	295,000	122,915	122,050	865
Total Field	295,000	122,915	122,050	865
<u>Landscape Services</u>				
Contracts-Mulch	61,000	25,415	25,215	200
Contracts - Landscape	267,000	111,250	110,895	355
Cntrs-Shrub/Grnd Cover Annual Svc	158,000	65,835	65,493	342
R&M-Irrigation	15,000	6,250	2,678	3,572
R&M-Trees and Trimming	40,000	16,665	1,100	15,565
Miscellaneous Services	32,000	13,335	9,656	3,679
Total Landscape Services	573,000	238,750	215,037	23,713
<u>Utilities</u>				
Electricity - General	35,000	14,585	16,979	(2,394)
Electricity - Streetlighting	90,000	37,500	42,581	(5,081)
Utility - Water & Sewer	140,000	58,335	48,392	9,943
Total Utilities	265,000	110,420	107,952	2,468
<u>Operation & Maintenance</u>				
Communication - Telephone	5,500	2,290	2,313	(23)
Utility - Refuse Removal	3,000	1,250	1,107	143
R&M-Ponds	10,000	4,165	975	3,190
R&M-Pools	35,000	14,585	6,802	7,783
R&M-Roads & Alleyways	2,000	835	-	835
R&M-Sidewalks	15,000	6,250	92	6,158
R&M-Vehicles	15,000	6,250	1,598	4,652
R&M-User Supported Facility	20,000	8,335	3,660	4,675
R&M-Equipment Boats	6,000	2,500	1,036	1,464
R&M-Parks & Facilities	35,000	14,585	11,618	2,967
Miscellaneous Services	2,000	835	129	706
Misc-Contingency	10,000	4,165	3,554	611
Misc-Security Enhancements	6,500	2,710	1,379	1,331
Op Supplies - Fuel, Oil	5,000	2,085	678	1,407
Cap Outlay - Other	-	-	29,765	(29,765)
Cap Outlay - Vehicles	20,000	20,000	11,145	8,855
Reserve - Renewal&Replacement	30,000	30,000	5,526	24,474
Reserve - Sidewalks & Alleyways	60,000	60,000	14,136	45,864
Total Operation & Maintenance	280,000	180,840	95,513	85,327
TOTAL EXPENDITURES	1,694,168	804,705	682,241	122,464

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	100,943	802,981	587,711	(215,270)
 <u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	(26,600)	-	-	-
Contribution to (Use of) Fund Balance	74,343	-	-	-
TOTAL FINANCING SOURCES (USES)	47,743	-	-	-
Net change in fund balance	\$ 74,343	\$ 802,981	\$ 587,711	\$ (215,270)
FUND BALANCE, BEGINNING (OCT 1, 2020)	1,322,085	1,322,085	1,322,085	
FUND BALANCE, ENDING	\$ 1,396,428	\$ 2,125,066	\$ 1,909,796	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 3,114	\$ 1,300	\$ 28	\$ (1,272)
Special Assmnts- Tax Collector	1,245,641	1,121,077	879,128	(241,949)
Special Assmnts- Prepayment	-	-	99,230	99,230
Special Assmnts- Discounts	(49,826)	(44,844)	(34,678)	10,166
TOTAL REVENUES	1,198,929	1,077,533	943,708	(133,825)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	24,913	22,421	17,811	4,610
Total Administration	24,913	22,421	17,811	4,610
<u>Debt Service</u>				
Principal Debt Retirement	640,000	-	-	-
Principal Prepayments	-	-	25,000	(25,000)
Interest Expense	535,800	267,900	267,900	-
Total Debt Service	1,175,800	267,900	292,900	(25,000)
TOTAL EXPENDITURES	1,200,713	290,321	310,711	(20,390)
Excess (deficiency) of revenues				
Over (under) expenditures	(1,784)	787,212	632,997	(154,215)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(1,784)	-	-	-
TOTAL FINANCING SOURCES (USES)	(1,784)	-	-	-
Net change in fund balance	\$ (1,784)	\$ 787,212	\$ 632,997	\$ (154,215)
FUND BALANCE, BEGINNING (OCT 1, 2020)	1,236,752	1,236,752	1,236,752	
FUND BALANCE, ENDING	\$ 1,234,968	\$ 2,023,964	\$ 1,869,749	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 2,270	\$ 945	\$ 17	\$ (928)
Special Assmnts- Tax Collector	908,123	817,311	613,752	(203,559)
Special Assmnts- Prepayment	-	-	103,628	103,628
Special Assmnts- Discounts	(36,325)	(32,693)	(24,210)	8,483
TOTAL REVENUES	874,068	785,563	693,187	(92,376)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	18,162	16,346	12,434	3,912
Total Administration	18,162	16,346	12,434	3,912
<u>Debt Service</u>				
Principal Debt Retirement	395,000	-	-	-
Principal Prepayments	-	-	335,000	(335,000)
Interest Expense	471,838	235,919	235,919	-
Total Debt Service	866,838	235,919	570,919	(335,000)
TOTAL EXPENDITURES	885,000	252,265	583,353	(331,088)
Excess (deficiency) of revenues Over (under) expenditures	(10,932)	533,298	109,834	(423,464)
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	26,600	-	-	-
Contribution to (Use of) Fund Balance	15,668	-	-	-
TOTAL FINANCING SOURCES (USES)	42,268	-	-	-
Net change in fund balance	\$ 15,668	\$ 533,298	\$ 109,834	\$ (423,464)
FUND BALANCE, BEGINNING (OCT 1, 2020)	981,688	981,688	981,688	
FUND BALANCE, ENDING	\$ 997,356	\$ 1,514,986	\$ 1,091,522	

HARMONY

Community Development District

Supporting Schedules

February 28, 2021

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2021**

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
ASSESSMENTS LEVIED FY 2021				\$ 3,964,294	\$ 1,853,780	\$ 1,242,841	\$ 867,673
Allocation %				100%	46.76%	31.35%	21.89%
11/06/20	15,669	848	320	16,837	7,873	5,279	3,685
11/19/20	202,796	8,622	4,139	215,557	100,799	67,579	47,179
12/07/20	2,112,191	89,804	43,106	2,245,102	1,049,853	703,859	491,390
12/22/20	211,731	8,632	4,321	224,684	105,067	70,440	49,177
01/08/21	52,144	1,646	4,064	57,854	27,053	18,138	12,663
01/08/21	5,767	182	118	6,067	2,837	1,902	1,328
02/08/21	32,834	860	670	34,364	16,069	10,773	7,521
02/08/21	3,601	20	73	3,695	1,728	1,158	809
TOTAL	\$ 2,636,734	\$ 110,614	\$ 56,811	\$ 2,804,160	\$ 1,311,279	\$ 879,128	\$ 613,752

Collected in % 71%

TOTAL OUTSTANDING	\$ 1,160,134	\$ 542,501	\$ 363,712	\$ 253,921
--------------------------	---------------------	-------------------	-------------------	-------------------

Note ⁽¹⁾: Parcel # 30-26-32-2614-TRAC-VC10 has been removed from the tax roll.

Note ⁽²⁾: Debt service prepayments were received during the budget process resulting in variances between assessments budgeted and assessments placed on roll.

Cash and Investment Report
February 28, 2021

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	Bank United	Checking Account	n/a	0.00%	\$495,873
Money Market Account	BankUnited	Money Market Account	n/a	0.25%	\$1,488,050
Subtotal					\$1,983,923

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 Open-Ended Commercial Paper	n/a	0.005%	\$99,230
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.005%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.005%	\$1,163,206
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$105,675
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$645,847
Subtotal					\$2,961,271
Total					\$4,945,194

7B

Harmony

Community Development District

General Fund

Invoice Approval Report # 251

March 12, 2021

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
AMERITAS LIFE INSURANCE CORP	020421-0000	R	\$ (21.92)
		Vendor Total	<u>\$ (21.92)</u>
BOYD CIVIL ENGINEERING	02922	A	\$ 2,020.00
		Vendor Total	<u>\$ 2,020.00</u>
BRIGHT HOUSE NETWORKS - ACH	028483501030221 ACH 028483401020721 ACH	R R	\$ 99.98 \$ 123.98
		Vendor Total	<u>\$ 223.96</u>
BROWNIE'S SEPTIC & PLUMBING LLC	MARCH SETTLEMENT	R	\$ 37,359.00
		Vendor Total	<u>\$ 37,359.00</u>
CARDMEMBER SERVICES	020821-0832 ACH	A	\$ 1,700.82
		Vendor Total	<u>\$ 1,700.82</u>
DIGITAL ASSURANCE CERTIFICATION	52420	R	\$ 1,500.00
		Vendor Total	<u>\$ 1,500.00</u>
FEDEX	7-263-98713	R	\$ 31.35
		Vendor Total	<u>\$ 31.35</u>
FLORIDA RESOURCE MGT LLC-ACH	019401 ACH 020061 ACH 020480 ACH	R R R	\$ 9,773.65 \$ 10,224.35 \$ 10,953.42
		Vendor Total	<u>\$ 30,951.42</u>
HARMONY CDD C/O U.S. BANK	021721-2 021721-1	R R	\$ 9,236.98 \$ 13,230.88
		Vendor Total	<u>\$ 22,467.86</u>
HUMANA MEDICAL PLAN	512980228	R	\$ 1,801.72
		Vendor Total	<u>\$ 1,801.72</u>
KATRINA S SCARBOROUGH	2018389	R	\$ 437.85
		Vendor Total	<u>\$ 437.85</u>
NORTH SOUTH SUPPLY, INC.	3382276	R	\$ 175.74
		Vendor Total	<u>\$ 175.74</u>
ORLANDO UTILITIES COMMISSION-ACH	020821-9921 ACH	R	\$ 12,921.20
		Vendor Total	<u>\$ 12,921.20</u>
PINEY BRANCH MOTORS INC - ACH	R11061954 ACH R11061955 ACH	R R	\$ 490.00 \$ 90.00
		Vendor Total	<u>\$ 580.00</u>

Harmony

Community Development District

General Fund

Invoice Approval Report # 251

March 12, 2021

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
POOLSURE	101295615237	R	\$ 502.50
	101295615015	R	\$ 60.00
	101295615016	R	\$ 35.00
	101295615244	R	\$ 417.60
	101295615238	R	\$ 45.00
	Vendor Total		
SERVELLO & SONS INC	18676	R	\$ 1,480.00
	18677	R	\$ 1,520.00
	18447	R	\$ 1,100.00
	18576	R	\$ 39,667.17
	18643	R	\$ 653.42
	18858	R	\$ 1,360.00
Vendor Total			<u>\$ 45,780.59</u>
SUN PUBLICATIONS DBA	280743	R	\$ 46.73
Vendor Total			<u>\$ 46.73</u>
TOHO WATER AUTHORITY - ACH	013021-8389 ACH	R	\$ 294.38
	021721 ACH	R	\$ 16,716.39
Vendor Total			<u>\$ 17,010.77</u>
YOUNG QUALLS, P.A.	16195	A	\$ 4,971.75
Vendor Total			<u>\$ 4,971.75</u>

Total Invoices \$ 181,040.86

HARMONY

Community Development District

Check Register

February 1 - February 28, 2021

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 2/1/2021 to 2/28/2021

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>BANK UNITED GF - (ACCT#XXXXX9494)</u>							
CHECK # 315							
02/02/21	Vendor	BOYD CIVIL ENGINEERING	02848	ENG SRVCS THRU 12/31/20	ProfServ-Engineering	001-531013-51501	\$1,955.63
Check Total							\$1,955.63
CHECK # 316							
02/02/21	Vendor	HARMONY CDD C/O U.S. BANK	120820-2 2015	TXFR TAX COLLECT SER 2015	Due to other Funds	131000	\$57,759.92
Check Total							\$57,759.92
CHECK # 317							
02/02/21	Vendor	HARMONY CDD C/O U.S. BANK	120820-1 2014	TXFR TAX COLLECT SER 2014	Due to other Funds	131000	\$82,733.86
Check Total							\$82,733.86
CHECK # 318							
02/02/21	Vendor	HUMANA MEDICAL PLAN	512980244	FEB 21 HEALTH INSURANCE	ProfServ-Field Management	001-531016-53901	\$1,801.72
Check Total							\$1,801.72
CHECK # 319							
02/02/21	Vendor	INFRAMARK, LLC	59438	JAN MNGT SRVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,600.00
02/02/21	Vendor	INFRAMARK, LLC	59438	JAN MNGT SRVCS	Postage and Freight	001-541006-51301	\$7.00
02/02/21	Vendor	INFRAMARK, LLC	59438	JAN MNGT SRVCS	Printing and Binding	001-547001-51301	\$46.15
Check Total							\$5,653.15
CHECK # 320							
02/02/21	Vendor	POOLSURE	101295614206	FEB ASHLEY PARK CNTRLR LEASE	R&M-Pools	001-546074-53910	\$60.00
02/02/21	Vendor	POOLSURE	101295614207	FEB SPLASH PAD CNTRLR LEASE	R&M-Pools	001-546074-53910	\$35.00
Check Total							\$95.00
CHECK # 321							
02/02/21	Vendor	YOUNG QUALLS, P.A.	16144	GEN COUNSEL THRU 12/31/20	ProfServ-Legal Services	001-531023-51401	\$6,311.50
Check Total							\$6,311.50
CHECK # 322							
02/08/21	Vendor	AUSTIN ENVIRONMENTAL	8964	ENVIRONMENTAL MONITORING	Misc-Contingency	001-549900-53910	\$1,950.00
Check Total							\$1,950.00
CHECK # 323							
02/08/21	Vendor	NORTH SOUTH SUPPLY, INC.	3379024	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$54.59
Check Total							\$54.59

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 2/1/2021 to 2/28/2021

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 324							
02/08/21	Vendor	PROPET DISTRIBUTORS INC.	133271	LITTER BAGS	R&M-Parks & Facilities	001-546225-53910	\$1,680.00
Check Total							\$1,680.00
CHECK # 325							
02/11/21	Vendor	SPIES POOL LLC	362294	INSTALL DE POOL FILTER GRIDS (7)	R&M-Pools	001-546074-53910	\$327.15
02/11/21	Vendor	SPIES POOL LLC	362302	INSTALL NEW FLOWMETER	R&M-Pools	001-546074-53910	\$297.50
Check Total							\$624.65
CHECK # 326							
02/11/21	Vendor	WASTE CONNECTIONS OF FL.	1315035	02/01/21-02/31/21 WASTE REMOVAL	Utility - Refuse Removal	001-543020-53910	\$225.00
Check Total							\$225.00
CHECK # 327							
02/22/21	Vendor	FEDEX	7-263-98713	SRVCS THRU 02/02/21	Postage and Freight	001-541006-51301	\$31.35
Check Total							\$31.35
CHECK # 328							
02/22/21	Vendor	NORTH SOUTH SUPPLY, INC.	3382276	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$175.74
Check Total							\$175.74
CHECK # 329							
02/22/21	Vendor	SERVELLO & SONS INC	18676	INSTALL NEW PLANTS	Miscellaneous Services	001-549001-53902	\$1,480.00
02/22/21	Vendor	SERVELLO & SONS INC	18677	INSTALL NEW PLANTS-APPLE GOPHER TRIANGLE PARK	Miscellaneous Services	001-549001-53902	\$1,520.00
02/22/21	Vendor	SERVELLO & SONS INC	18447	REMOVE SYCAMORE & STMP GRINDING	R&M-Trees and Trimming	001-546099-53902	\$1,100.00
Check Total							\$4,100.00
CHECK # 330							
02/25/21	Vendor	COMPLETE I.T.	6374	02/18 ZOOM MEETING	Misc-Contingency	001-549900-51301	\$50.00
Check Total							\$50.00
CHECK # 331							
02/25/21	Vendor	HARMONY CDD C/O U.S. BANK	021721-2	TRXF TAX COLLECT SER 2015	Due to other Funds	131000	\$9,236.98
Check Total							\$9,236.98
CHECK # 332							
02/25/21	Vendor	HARMONY CDD C/O U.S. BANK	021721-1	TXFR TAX COLLECT SER 2014	Due to other Funds	131000	\$13,230.88
Check Total							\$13,230.88

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 2/1/2021 to 2/28/2021

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 333							
02/25/21	Vendor	HUMANA MEDICAL PLAN	512980228	MAR 21 HEALTH INSURANCE	Prepaid Items	155000	\$1,801.72
							Check Total
							\$1,801.72
CHECK # 334							
02/25/21	Vendor	POOLSURE	101295615237	2/12 SWIM CLUB POOL CHEMICALS	R&M-Pools	001-546074-53910	\$502.50
							Check Total
							\$502.50
ACH #DD780							
02/02/21	Employee	STEVEN P. BERUBE	PAYROLL	February 02, 2021 Payroll Posting			\$184.70
							ACH Total
							\$184.70
ACH #DD781							
02/02/21	Employee	TERESA KRAMER	PAYROLL	February 02, 2021 Payroll Posting			\$184.70
							ACH Total
							\$184.70
ACH #DD782							
02/02/21	Employee	DANIEL LEET	PAYROLL	February 02, 2021 Payroll Posting			\$184.70
							ACH Total
							\$184.70
ACH #DD783							
02/09/21	Vendor	PINEY BRANCH MOTORS INC - ACH	RI1056666 ACH	02/02/20-03/01/21 12X60 OFFICE TRAILER	Reserve - Renewal&Replacement	001-568130-53910	\$490.00
							ACH Total
							\$490.00
ACH #DD784							
02/09/21	Vendor	PINEY BRANCH MOTORS INC - ACH	RI1056667 ACH	02/02/21-03/01/21 40' Container Lease	Reserve - Renewal&Replacement	001-568130-53910	\$90.00
							ACH Total
							\$90.00
ACH #DD791							
02/22/21	Employee	STEVEN P. BERUBE	PAYROLL	February 22, 2021 Payroll Posting			\$184.70
							ACH Total
							\$184.70
ACH #DD792							
02/22/21	Employee	MICHAEL J. SCARBOROUGH	PAYROLL	February 22, 2021 Payroll Posting			\$184.70
							ACH Total
							\$184.70
ACH #DD793							
02/22/21	Employee	TERESA KRAMER	PAYROLL	February 22, 2021 Payroll Posting			\$184.70
							ACH Total
							\$184.70

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 2/1/2021 to 2/28/2021

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD794							
02/22/21	Employee	DANIEL LEET	PAYROLL	February 22, 2021 Payroll Posting			\$184.70
							ACH Total
							<u>\$184.70</u>
ACH #DD795							
02/10/21	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483501013021 ACH	01/28/20-02/27/21 0050284835-01 Internet	Misc-Security Enhancements	001-549911-53910	\$99.98
							ACH Total
							<u>\$99.98</u>
ACH #DD796							
02/10/21	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483401020721 ACH	02/06/21-03/05/21 0050284834-01 Internet	Misc-Security Enhancements	001-549911-53910	\$123.98
							ACH Total
							<u>\$123.98</u>
ACH #DD797							
02/10/21	Vendor	ORLANDO UTILITIES COMMISSION-ACH	020821-9921 ACH	01/08/21-02/08/21 Electric Utilities	Electricity - General	001-543006-53903	\$4,246.57
02/10/21	Vendor	ORLANDO UTILITIES COMMISSION-ACH	020821-9921 ACH	01/08/21-02/08/21 Electric Utilities	Electricity - Streetlighting	001-543013-53903	\$8,674.63
							ACH Total
							<u>\$12,921.20</u>
ACH #DD798							
02/10/21	Vendor	TOHO WATER AUTHORITY - ACH	011721 ACH	12/17/20-01/17/21 UTILITY SRVCS	Utility - Water & Sewer	001-543021-53903	\$9,732.71
							ACH Total
							<u>\$9,732.71</u>
ACH #DD799							
02/10/21	Vendor	TOHO WATER AUTHORITY - ACH	121720-8389 ACH	11/17/20-12/17/20 UTILITY SRVC (DRAFTED IN FEB)	Utility - Water & Sewer	001-543021-53903	\$127.18
							ACH Total
							<u>\$127.18</u>
ACH #DD804							
02/10/21	Vendor	FLORIDA RESOURCE MGT LLC-ACH	019401 ACH	PAYROLL PE 02/07/21	ProfServ-Field Management	001-531016-53901	\$9,773.65
							ACH Total
							<u>\$9,773.65</u>
ACH #DD805							
02/10/21	Vendor	FLORIDA RESOURCE MGT LLC-ACH	020061 ACH	PAYROLL PE 02/21/21	ProfServ-Field Management	001-531016-53901	\$10,224.35
							ACH Total
							<u>\$10,224.35</u>
ACH #DD811							
02/26/21	Vendor	TOHO WATER AUTHORITY - ACH	013021-8389 ACH	12/30/20-01/30/21 WATER	Utility - Water & Sewer	001-543021-53903	\$294.38
							ACH Total
							<u>\$294.38</u>
							Account Total
							<u><u>\$235,144.52</u></u>

**Monthly Credit Card Purchases
Feb-21**

Date	Vendor	Description	Amount
02/04/21	AMAZON	RETURN	(19.99)
01/12/21	AMAZON	CAR WASH	14.99
01/13/21	SUNOCO	GAS	55.39
01/13/21	AMAZON	STAINING SPRAYER	86.96
01/14/21	PUBLIX	STAFF WATER	35.92
01/14/21	POOL GEEK	TILE CLEANER	216.00
01/15/21	HOME DEPOT	SANDER/SANDER BELT	154.88
01/15/21	AMAZON	SHREDDER	38.49
01/15/21	AMAZON	THUMB DRIVE	19.99
01/19/21	AMAZON	GRABBER	29.99
01/19/21	AMAZON	5 PAIR LEATHER WORK GLOVES	34.98
01/20/21	AMAZON	TEST TUBE	15.99
01/21/21	7-ELEVEN	DIESEL	10.00
01/22/21	SUNOCO	GAS	41.50
01/22/21	WAWA	TRUCK GAS	63.37
01/25/21	AMAZON	TEST TUBE	15.99
01/26/21	AMAZON	CRANK OPEN UMBRELLA	76.81
01/27/21	AMAZON	TIRE INFLATOR	11.99
02/01/21	AMAZON	TOILET PAPER	35.36
02/01/21	AMAZON	GRABBER	29.99
02/03/21	SUNOCO	DIESEL	20.93
02/03/21	7-ELEVEN	GAS	47.00
02/03/21	ACE HARDWARE	BATTERY	16.99
02/03/21	AMAZON	TOILET PAPER	76.64
02/03/21	AMAZON	MULTIFOLD TOWELS	129.08
02/03/21	AMAZON	BATTERIES	72.50
02/03/21	APPLE.COM	ICLOUD SUBSCRIPTION 3/2/21	2.99
02/05/21	IDZ	PROGRAMMED PROXIMITY CARDS	359.10
02/05/21	AMAZON	CABLE ID MARKER	6.99
		TOTAL	1,700.82

7D.

**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: Harmony Community Church

Address: _____

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: Danny Purvis E-mail: purvisgang6@gmail.com

Work Phone: _____ Cell Phone: 863-604-9631

EVENT INFORMATION

Type of event: Easter Sunday Worship Service

Requested location: Harmony Square

Event date(s): April 4 Times From: 7 (a.m./p.m.) To: 11 (a.m./p.m.)

Anticipated # of attendees: 150 +/- What age group? All age groups

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? NONE

Please describe vendors/type that will occur on day of event: NONE

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

NOTE: The attached Rider page must also be signed.

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.

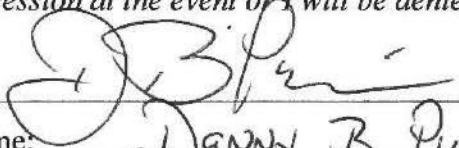
The State, agency or subdivision of the State shall not be subject to this indemnification clause in accordance with Section 768.28(19), FL Statutes.

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, FL Statutes.

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:  Date: 9 MARCH 2021
 Printed Name: Danny B Purvis

APPROVAL FROM HARMONY CDD

Signature: _____ Date: _____
 Printed Name: _____
 Title: _____

PANDEMIC INDEMNIFICATION

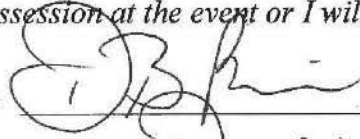
By utilizing District facilities, there are certain risks arising from or related to possible exposure to COMMUNICABLE DISEASES including, but not limited to, the virus "severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2)", which is responsible for the CORONAVIRUS DISEASE (also known as COVID-19) and/or any mutation or variation thereof (collectively referred to as "Communicable Diseases").

The EVENT ORGANIZER represents he or she is fully aware of the hazards associated with such Communicable Diseases and knowingly and voluntarily ASSUMES FULL RESPONSIBILITY for any and all risk of personal injury or other loss that he or she may sustain in connection with such COMMUNICABLE DISEASES.

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:  Date: 9 March 2021
 Printed Name: JANNY B Purvis

APPROVAL FROM HARMONY CDD

Signature: _____ Date: _____
 Printed Name: _____
 Title: _____

7E.

Harmony Community Development District



Proposal for
Field Management Services

March 15, 2021



March 15, 2021

To: Harmony CDD Board of Supervisors

Re: Proposal for Field Management Services for Harmony Community Development District

Inframark – Infrastructure Management Services is excited and pleased to provide a proposal for Field Management services with pricing and a scope of services for Harmony Community Development District.

Our Mission is: “To be the Partner and Protector of the Most Critical Resource that helps Communities Prosper.” We do this through our **3 Principles of Pure Partnership:**

We strongly believe in our people and ability to exceed our client’s expectations. These beliefs are rooted in some of the following:

PURE PARTNERSHIP



Pure Alignment

We connect with clients on their terms, on a foundation of clarity, trust and mutual understanding. We make their goals our goals, tailoring the right mix of skills and resources to every project.



Pure Accessibility

We are open and transparent with our clients and each other. We make information and insights easy to see, understand and share. We’re always available and open to share our skills, ideas and thinking.



Pure Accountability

We hold ourselves accountable to our clients, through continuous measurement and improvement, to our environment, through rigorous compliance, and to each other, through ongoing safety, training and professional development.

- **Experience:**
 - Providing District and Field Management Services to clients throughout Florida for nearly 40 years.
 - We provide service to over 110 CDD’s throughout the state.
 - We provide field management services to 30+ Districts throughout the state
- **Technology:**
 - IPS Work Order system allows tracking of projects and assignment of duties for a more efficient operation.
- **Team Approach:** We are more than the individual assigned to your account. Our service to your community will include 11 highly trained professionals including: a secondary District Manager, Finance and Recording personnel and supervision. The depth and experience of our team is one of our strengths!

- **Infrastructure:**
 - Full team of Health, Safety and Environmental (HSE) staff
 - Complete internal IT support and Infrastructure. We backup our servers and your information at multiple Inframark offices around the state and country to protect against catastrophic storms
 - Team of HR professionals to assist with recruiting, employee retention and appreciation, bonus plans and more

We are committed to providing the best service possible while overcoming any obstacles or shortcomings that may arise and implementing a culture of safety and health.

We look forward to hearing from you concerning our proposal and further discussing these plans, along with your vision, for your community.

Respectfully,



Chris Tarase
Vice President
Inframark - Infrastructure Management Services



<https://www.youtube.com/watch?app=desktop&v=C-eIgNECVJ4&feature=youtu.be>



Table of Contents

1	Executive Summary	2
2	Pricing	4
3	Scope of Work / Job Descriptions	5

1 About the Company



Our Partnership Principles

Pure Alignment

We connect with our clients on a foundation of clarity, trust and mutual understanding. We make our clients' goals our goals, and tailor the right mix of skills and resources to every project.

Pure Accessibility

We are open and transparent with our clients and each other, making information and insights easy to see, understand, and share. We are always available and open to share our skills, ideas, and thinking.

Pure Accountability

We hold ourselves accountable to our clients and ourselves. We seek continuous improvement through rigorous compliance, as well as ongoing safety, training, and professional development.

Inframark is an organization designed to accommodate all phases of operations for Community Development Districts, municipalities, residential and commercial property owner associations. With offices throughout the State of Florida in Tampa, St. Augustine, Celebration, Ft. Myers and Coral Springs. Inframark maintains a focus in serving CDD's and HOA's and, as a result, has become a leader in our industry managing over **\$87M** in financial assets for over 110 Community Development Districts and 185 HOA's. Inframark is a member of Florida Association of Special Districts (FASD), Community Association Institute (CAI), the Florida League of Cities, Greater Orlando Builders Association, Tampa Bay Builders Association, Association of Florida Community Developers (AFCD) and the Urban Land Institute.

The success of any project (big or small) and every relationship depends on a positive and productive interplay of the people, process, resources and responsibilities of all involved. Over the years, we've formalized the most important elements into our own service philosophy that we call the Principles of **Pure Partnership™**. These partnership elements, Alignment, Accessibility and Accountability, are infused into our culture, into every project and every interaction. The result is deeper relationships with our clients and each other and real value in ways you can see, feel and measure.



- **Safety:**
 - Inframark is the only District management company who has a specialized team of Health, Safety and Environmental (HSE) professionals.
 - Documented monthly safety training for ALL Inframark personnel.
 - Disaster Preparedness Plans for staff and clients
- **Human Resource Management:**
 - Inframark has its own professional team of human resource professionals.
 - Provides drug and background screening that meet all applicable Federal and State requirements.
 - Employees complete monthly mandatory training on a wide variety of issues including sexual harassment, anti-discrimination, ethics, customer service and other important programs.
 - Regimented performance review process.
 - Spot bonus and annual merit incentives resulting in highly engaged and satisfied employees
 - Best in industry employee benefit and 401(k) program leading to highest employee retention rates in our industry
- **Field/Amenity Services:** Inframark is also able to provide the following field services with our own employees:
 - Lifestyle and Amenity management services.
 - Onsite staff management and accountability programs
 - A complete range of Field Management services including vendor management, contract administration, field services reports and a full complement of maintenance services for District and Association clients.

2 Pricing & Business Considerations

Pricing Category	Proposed Annual
<p>OPTION 1: Field Management Services - Original</p> <ul style="list-style-type: none"> Includes full scope of work as currently being provided by onsite staff of 6 	<p>\$ 383,909</p>
<p>OPTION 2: Field Management Services</p> <ul style="list-style-type: none"> Option 1 LESS the removal of and subcontracting of pond maintenance to Lake Management contractor 	<p>\$ 338,872</p>
<p>OPTION 3: Field Management Services</p> <ul style="list-style-type: none"> OPTION 2 LESS the removal of and subcontracting of irrigation review and maintenance to Landscaping contract 	<p>\$ 307,067</p>
<p>Inframark recommends Option 3 to include the outsourcing and risk mitigation of ponds and irrigation work to lake management and landscaping vendors. This will reduce labor, maintenance and overhead costs for the district.</p>	

- Pricing is good for 60 days and is contingent upon a mutually agreed scope and contract.
- Pricing is discounted due to Inframark serving as District Management provider as well.
- Proposing a multi-year contract (3-5 years) with fixed annual increase of 2.5% to cover wage adjustments
- Includes:
 - All wages, taxes, insurance, overhead, and benefits (including 401(k) plan, health, dental, vision, life insurance, wellness program, employee assistance program (EAP) and tuition reimbursement)
 - Professional Management services, accountability, and oversight of field staff
 - Industry best safety training program and regional support
 - Industry best practices
 - Ability to list and track maintenance records for district assets
 - Documented reporting and schedules
 - Regional Manager to train & support onsite field staff and supervisor
 - Best in industry benefits for staff
 - Continuity of communication and coordination between District Manager and Field Staff
 - Phones and laptop computer as needed for field staff
 - IT and Human Resource support including talent acquisition (staffing and recruiting)
 - Professional and thorough transition and assessment of personnel
 - All current employees will be given an opportunity to apply for position with Inframark
 - Evaluation and assessment of current staff during initial 90-day period
 - On site evaluation by Regional Safety Director
 - Implementation of IPS work order system
 - Assessment of capital assets, including vehicles and equipment

** Proposal does not include any repair costs on assets which would currently still be billed and paid through the district separately.

3 Scope of Services

Field Services:

- Coordinate with Field Manager for planning, developing, controlling, and evaluating field maintenance programs.
- Oversee the activities of the **DISTRICT's** field staff in implementing the annual maintenance program as identified in the adopted budgets of the **DISTRICT**.
- Perform and/or assist in the completion of maintenance related projects (i.e., coordinate with District Representative on the transition from construction to maintenance).
- Help develop and enforce **DISTRICT** policies and procedures.
- Prepare, as required, portions of the **DISTRICT** operations budget and monitor budget line item activity.
- Review and sign purchase orders and service contracts to facilitate operations.
- Assist with maintaining project data in key project management tools for assigned projects.
- Maintain direct interaction with the **DISTRICT** Board of Supervisors and attend meetings as requested.
- Coordinate and manage staffing under the direction of the **DISTRICT** Board of Supervisors.

Job Descriptions:

CDD Field Services Field Supervisor

Responsibilities and requirements include:

- Hiring and training of new staff
- Performance monitoring and evaluations
- Monitoring existing projects
- Planning day-to-day operations
- Managing Bi-weekly Payroll and Benefits Packages
- Manage budget and coordinate materials to ensure ongoing operations
- Analyzing workload
- Planning, attending and following-up after CDD Board of Supervisors meetings
- Arranging for maintenance & repair of fleet of vehicles/equipment to minimize downtime
- Ongoing cross-training to be proficient in all tasks to fill-in for absent employees as needed
- General administrative duties to ensure employees are working effectively and efficiently
- Managing and controlling the resident Pool Access ID Card System
- Administrating the Online Resident Boat Reservation System
- Controlling and managing the Rain Bird Maxicom Irrigation System
- Maintaining the Door King Access System for pools and Buck Lake
- Required 24/7 availability in case of emergencies

CDD Field Services Aquatics/Custodial

Responsibilities and requirements include:

- Required Certification: Certified Pool Operator.
- For all water bodies open to the Harmony public: Ensure all chemical balances and safety guidelines are within FDOH specifications
- Daily clean and deep clean all public and inside pool restrooms on CDD property
- Performing maintenance on restroom plumbing
- Cleaning and repairing pool furniture
- Monitoring safety and rules in all areas within the Harmony pools and splash pad
- Conducting pool ID checks
- Blow off the pool decks and splash pad daily
- Maintaining splash pad and pool equipment, (i.e., changing filters and performing minor repairs)
- Opening and closing the pools by procedure
- All other duties required in the changing environment of the CDD Field Services

CDD Field Services Dock Master

Responsibilities and requirements include:

- Maintain the cleanliness and safety of the Buck Lake Dock and Boathouse
- Responsible for the entire reservation process on a day-to-day basis.
- Responsible for keeping up the maintenance of equipment and Boats/Kayaks/Canoes.
- Will receive basic cross-training on all facets of CDD Field Services.
- All other duties required in the changing environment of the CDD Field Services

CDD Field Services Floater

Responsibilities and requirements include:

- Maintaining and emptying dog potty stations throughout the week
- Performing minor custodial work
- Maintaining all sidewalks, including power washing and grinding.
- Maintaining the cleanliness of the 192 median (i.e., removing road debris, etc.)
- Filling in for Dock Master 2 days a week, when necessary
- Performing play area safety and maintenance checks
- Replenishing gas for vehicles and water for CDD Field Services Staff
- Working on special projects, as needed
- Will receive basic cross-training on all aspects of CDD Field Services
- All other duties required in the changing environment of CDD Field Services

CDD Field Services Irrigation - **REMOVED****IN OPTION 2**

Responsibilities and requirements include:

- Performing installation, maintenance and repair *of all irrigation systems*
- Operating small power equipment and hand tools to install, maintain and repair irrigation systems and related components including irrigation lines, sprinkler heads, control panels, valves, etc.
- Possessing a basic knowledge of the Rain Bird Maxicom System and its functions
- Will receive basic cross-training on all functions of CDD Field Services
- All other duties required in the changing environment of CDD Field Services

CDD Field Services Pond Master -

REMOVED IN OPTION 3

Responsibilities and requirements include:

- Required Certification: Florida Aquatics Pesticide/Herbicide Certification
- Performing overall maintenance of all Harmony Ponds
- Providing a monthly pond report to the Field Operations Manager
- Keeping record of and updating all MDS sheets
- Ordering required chemicals
- Maintaining all equipment required for spraying ponds
- Safely storing all chemicals used on ponds
- Applying chemicals to ponds, as needed

EIGHTH ORDER OF BUSINESS

8A

Zoom meeting broadcast

- ▶ Zoom meetings provide live closed captioning based on AI speech recognition software **at no added cost**
- ▶ Meetings will be streamed only at first, with text chat disabled
 - ▶ Meeting video can be recorded once supported by Inframark data retention service
- ▶ Residents will be able to speak during Audience Comments period as always
- ▶ Complete IT provides optional setup & audio recording handling service for \$30 per month

Transcription Service Quote

Automatic Sync Technologies CaptionSync

- ▶ CART - Communications Access Real-time Translation
- ▶ If there are issues with built-in Zoom captioning and we receive an accommodation request, there are two levels of improvement:
 - ▶ Edited Machine CART: A human watches the meeting, and applies corrections to the automatic captions in real time
 - ▶ \$85 per hour, 1 hour minimum, 15 minute increments
 - ▶ Estimated \$2,210 per year (13 meetings, 2 hours each)
 - ▶ Remote CART: A human transcribes the meeting directly
 - ▶ \$130 per hour, 1 hour minimum, 15 minute increments
 - ▶ Estimated \$3,380 per year (13 meetings, 2 hours each)

Hardware Options

- ▶ Turn-key media PC quote from Complete IT
 - ▶ Will interface with existing audio equipment
 - ▶ Original estimate \$2055, expect final quote to be under \$2500
- ▶ Competitive DIY option
- ▶ Quotes ready for April meeting



Supplementary Services Pricing

In addition to CaptionSync's core services of transcription and captioning, CaptionSync also has a number of additional supplementary services which many CaptionSync users find helpful from time to time. You can find more information about each of these services on our website, or by giving us a call.

Audio Description Price Schedule.....	2
Live Captioning and Text Interpreting Price Schedule.....	3
DVD/MP4 Transfer Pricing.....	4
Other Supplementary Services.....	5

Audio Description Price Schedule

AST uses expert describers to analyze and describe your videos, allowing you to provide extended audio description for your learners at a very affordable price.

Descriptions are provided as a text track and optionally include a corresponding audio file. Descriptions can then be voiced at the appropriate points in the video, using the CaptionSync Smart Player or other compatible players to pause the video when the description is played and resume when the description is complete. There are two main **advantages of this approach**, compared with traditional audio description delivery: 1) **more complete descriptions** can be included, which is especially important for educational content, and 2) workflows for producing described video are **much simpler and more cost-effective**.

Our describers will analyze your video and determine if it needs full description; if not, they will submit a static text alternative,² and you will be charged only the lower fee.

Service	Price	Notes
Extended Audio Description	\$8.50 per minute	1
Static Text Alternative	\$4.00 per minute	2

Details for all services can be found at www.automaticsync.com/services.

Notes

1. We provide Extended Audio Description output files. To provide Extended Audio Description to your users you must use our outputs with a compatible video player. Please contact us if you have any questions about video player compatibility. Extended audio description services are designed to allow compliance with WCAG 2.0 Success Criterion 1.2.7. See: <https://www.w3.org/TR/UNDERSTANDING-WCAG20/media-equiv-extended-ad.html>
2. A static text alternative will be supplied when the video content is relatively static, such as with “talking head videos.” In this case a single text description that applies to the entire video is returned. See: <https://www.w3.org/TR/2016/NOTE-WCAG20-TECHS-20160317/G203>
3. Audio description services are provided in English. Please contact us if you require descriptions in other languages.
4. As our Audio Description service works in conjunction with the caption timing, all Audio Description requests must also be captioned. Please see the main price sheet for Caption prices.
5. The minimum billing duration for all audio description services is one minute.
6. On approval of credit, terms are Net 30. Invoices are issued monthly in PDF format and delivered by email. Additional charges will apply for customized invoices or alternate invoice delivery methods.
7. All prices are in US Dollars. Prices are valid as of July 1, 2019.

Live Captioning and Text Interpreting Price Schedule

Automatic Sync Technologies (AST) offers a variety of real-time captioning and text interpreting services designed to fit the needs of your events.

Service	Price	Notes
Remote Text Interpreting	\$70.00 per hour	3
Remote Foreign Language Hybrid	\$110.00 per hour	3, 5
Remote CART (English)	\$130.00 per hour	1
Remote CART (Spanish or French)	\$180.00 per hour	1
eCART (Edited Machine CART)	\$85.00 per hour	2, 7, 8

All services have a one-hour minimum.

Details for all services can be found at www.automaticsync.com/services

Notes

1. One-hour minimum charge, billed in 15-minute increments after first hour. An unedited SRT or WebVTT file can be provided after the session for an additional \$25 charge.
2. One-hour minimum charge, billed in 15-minute increments after first hour.
3. One-hour minimum charge, billed in 30-minute increments after first hour.
4. Jobs that are cancelled with less than 24-hour notice are billed for the total scheduled time.
5. Languages offered are French, German, and Japanese. This service is appropriate for beginning and intermediate language courses.
6. Some sessions require extra setup time, which will be added to the beginning of the session. Adobe Connect sessions require an extra 15 minutes, and events with special equipment or software may require an extra 30 minutes.
7. eCART uses automatic speech recognition (also known as ASR or machine-generated captions), combined with real-time editors. This alternative is not up to the standards of professional CART, so if you are providing an accommodation, you may want to have a conversation with the individual to see if this solution is appropriate. This service is offered in English only.
8. A notice of at least 1-business day is required to schedule eCART.
9. On approval of credit, terms are Net 30. Invoices are issued monthly in PDF format and delivered by email. Additional charges will apply for customized invoices or alternate invoice delivery methods.
10. All prices are in US Dollars. Prices are valid as of November 1, 2020.

DVD/MP4 Transfer Pricing

You already know AST's CaptionSync automated web-based captioning service is significantly faster, simpler and less expensive than other captioning options. Now, you can take advantage of the same cost savings AST offers even if you are not able to encode your own videotape or author your own DVDs. AST is pleased to offer a service where you simply send in your uncaptioned DVDs or VHS tapes (also miniDV or Hi8) and receive **captioned and subtitled DVDs and/or subtitled MP4 video**.

If you select captioned and subtitled DVDs, the returned DVD will be labeled and in its own case. It will have a simple menu allowing you to turn the subtitles on or off. It will also have Line-21 caption data encoded on the disc. Your original tape(s) or DVD(s) will be returned along with the new DVD(s).

If you select subtitled MP4 video, the downloadable MP4 will have subtitles encoded into the video, which can be displayed on a wide variety of players, including iPads and iPhones. As no authoring or shipping is required for the MP4s, they are available significantly faster than the DVDs. This allows you not only to address captioning your archive of VHS tapes, but also get your **tapes converted to modern media**.

In addition to AST's standard fees for captioning, AST charges the following per-tape/DVD fee for transferring your tape/DVD to a captioned DVD and/or MP4:

Service	Cost	Notes
Base fee for sending physical media	\$40	1-6
Return Shipping	\$10	7
Extra DVD copies	\$6 per copy	Only for DVD requests
Dual Layer DVDs (for DVDs > 4 hours)	\$30 per disk	8
Return of unreadable tape/DVD	\$10 per tape/DVD	

Details for all services can be found at www.automaticsync.com/services

Notes

1. Base fee includes digitization, submission of media files to AST's CaptionSync automated captioning system, and authoring media as DVD (if you select DVD output). Fees for Transcription, Captioning, Result Review, and Video Encoding are in addition to these costs. See AST's Price Sheet for these fees.
2. If you select subtitled MP4 as your output, CaptionSync Transcription, Captioning, and Video Encoding services are required. If you select DVDs as your output, CaptionSync Transcription, Captioning and Result Review services are required.
3. If you send us tapes, the entire contents of each tape will be put on a separate DVD/MP4 and captioned. If the tape contains multiple shows, they will appear on the DVD/MP4 as a single show combining all of the shows on your original tape.
4. We are unable to recreate custom menu structures for this price – if your original media is a DVD with multiple chapters, they will be combined and returned as a single-chapter DVD. This service is not intended for data DVDs (DVDs with computer data).
5. Turnaround time is normally 3 weeks from time of receipt of tapes/DVDs to time of return shipment (faster for MP4 output). You will be asked to approve the transcript before captioning proceeds; time taken for you to approve the transcript is not included in this estimate.
6. Placement of captions and subtitles for this service is always at the bottom of the screen. Captions and subtitles may obscure information in this portion of the screen.
7. Return shipping by USPS Priority Mail with \$100 insurance per original tape/DVD; contact us if you require additional insurance. Original tapes/DVDs will be returned with the captioned and subtitled DVDs. Shipping prices apply for US only; additional shipping charges will apply for other locations. In a multiple tape/DVD order, shipping charge for first tape/DVD is \$10, each subsequent tape/DVD adds \$5. Return shipping is optional for the original tapes/DVDs if you are requesting just MP4 output.
8. If you select DVD as your output, and your video is in excess of 4 hours, a dual layer DVD will be required to author the result.
9. All prices are in US Dollars. Prices are valid as of July 1, 2019.

CaptionSync™ US Pricing – Supplementary Services

Other Supplementary Services

Service	Price	Notes
Video Encoding	\$1.00 per minute	5,6,7
Translation Captions	\$4.75/min – AST Translator \$0.65/min – Your Translator	3,8
Result Review	\$0.70 per minute	1,2,3,4
Cinema Certified™ Result Review	\$1.50 per minute	1,2,3,4

Details for all services can be found at www.automaticsync.com/services

Notes

1. If you provide your own transcript and the transcript is incorrectly formatted or has significant deviation from the media file, our reviewer may reject that transcript; the review fee is still charged in this case.
2. AST cannot be responsible for the correct spelling of proper names unless this information is provided at submission time using the “Guidance to Transcriber” field. If you supply your own transcript, we will assume that proper names are spelled correctly in your transcript.
3. Billing resolution is one minute; each submission has a minimum charge of five minutes.
4. Turnaround time is typically one business day after initial captioning is complete. Cinema Certified review may take additional time.
5. This price is for generation of the movie file only. The captioning, transcription, and review fees are in addition to these costs.
6. Input movie must be in .mov, .m4v, .f4v, or .mp4 format. The encoded movie output will be in .m4v format. Output movies will be available for download from your CaptionSync account – they are not returned by email. Encoding the output movie begins immediately after the closed caption results are available, but the encoding process may take several hours, depending on the length of your movie.
7. Billing resolution for encoding is one minute.
8. You must have first submitted the job to be translated for captioning in its native language before translation can be selected. The fee is broken into two components: \$4.10/min for AST professional translation (turnaround time is 5 business days), and \$0.65/min for generation of the new caption files. Both components apply if AST translates your content; only the second component applies if you provide your own translated transcript.
9. All prices are in US dollars. Prices are valid as of July 1, 2019.

8C.

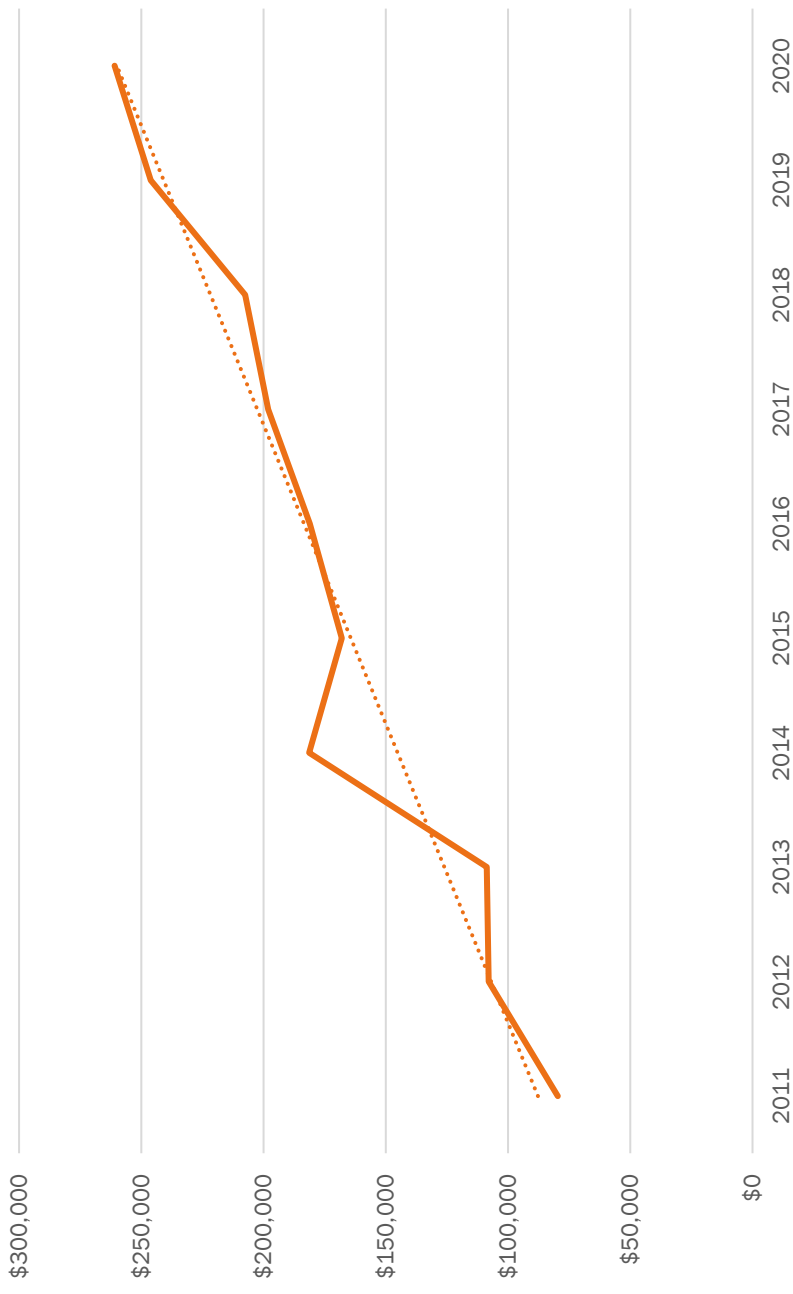
Harmony CDD New Business

MARCH 25, 2021

Field Services Employment Model

- Increasing budget
- Undefined scope of work
- Turnover concerns
- Safety Concerns/Hazardous Work
- Review decisions to in-house labor (metrics/proforma) vs privatizing
- Budget Tracking Review (Labor, Equipment, Materials and Project Tracking)

Field Services



Field Services Direct Cost (FRM)

Field Services Indirect Cost

- Phones
- Healthcare Insurance
- Vehicles
 - Carts
 - Trucks
 - Boats
- Office Space
- Utilities
- Computers
- Internet

Field Services Scope?

Oversight of Landscape Services

Reporting to District Manager/CDD Board

Monitor/Maintain Irrigation System

Monitor/Maintain Stormwater Ponds

Invasive Weed Control

Marina

- Boat prep, launch and return
- Boat cleaning and maintenance
- Securing boats for heavy weather
- Maintenance and review of security cameras
- Maintenance of docks, gates, and boat storage area
- Maintenance and replacement of auxiliary equipment, i.e., life vests, lines, paddles

Sidewalk Maintenance and Repair

- Power wash sidewalks throughout entire community
- Evaluate sidewalks quarterly for upheavals or other needed maintenance
- Grind sidewalk upheavals as needed
- Procure sidewalk replacement contractor
- Identify panels for replacement
- Oversee removal and replacement
- Remove any roots or other obstructions causing upheaval

Pools/Splash Pad

- Assess physical condition of pools
- Test chemicals levels
- Check pools pumps and filters
- Complete Health Dept reports
- Clean pools as needed
- Clean pool areas
- Address any pool related emergencies
- Clean bathhouses associated with pools and lakefront
- Observe and report any maintenance issues in pool areas
- Maintain and repair poolside furniture and deck areas
- Monitor/repair splash pad

Facility Maintenance

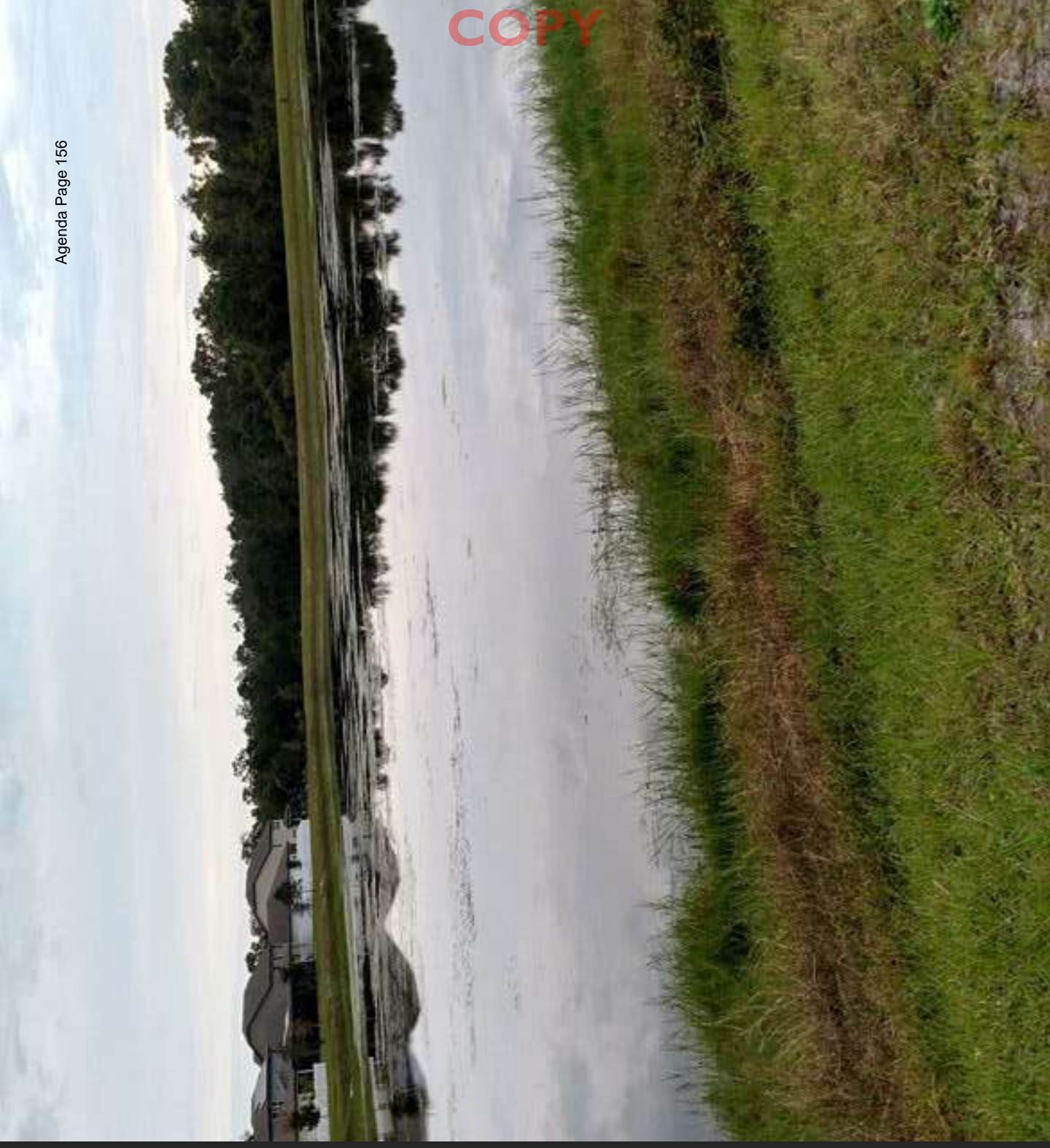
- Playgrounds
- Trash Receptacles
- Doggie Pots
- Alley Repairs
- Bench Install, Paint and Repair
- Equipment
- Access Road to Garden/Storage/Field Services Area
- Entry Structures and Fences
- Town Square/Pocket Parks
- Rust Abatement throughout Harmony

Procedures and Standards for Acceptance

- Accepting property below industry standards has caused added expense to the District
- Harmony needs to develop standards and procedures for the acceptance of property
 - Minimum playground requirements
 - No invasive weeds in conservation areas
 - Properly designed and installed ponds with proper vegetation
 - Street trees that are hurricane and disease resistant, suitable in close quarters with streets and sidewalks, and that are native to reduce watering costs.
- Standards will put developers on notice of acceptance requirements

Distressed Pond

- Too Shallow-permanent pool depth less than required 6'
- Needs to be reworked
 - A couple of options but each is difficult and impacting our residents.
 - Best options to maintain pond is to dragline it.
 - Issues with Hydrilla
- Other ponds lacking proper littoral zone plantings



Distressed Ponds

- Other ponds lacking proper littoral zone plantings
- Causes nutrients to build up in water column
- Nutrients cause excess algae growth
- Can result in depleted dissolved oxygen, leading to fish kills



Berm

- Accepted without knowing maintenance cost
 - \$7,841.04 Annually
- Accepted Berm without inspection.
 - Issues with equipment



Berm

- Accepted without knowing maintenance cost
 - \$7,841.04 Annually
- Accepted Berm without inspection.
 - Issues with equipment
 - Issues with Trees



Berm

- Accepted without knowing maintenance cost
 - \$7,841.04 Annually
- Accepted Berm without inspection.
 - Issues with equipment
 - Issues with Trees



Playgrounds

- Image shows CDD owned playgrounds, each with service area of a 1000' radius.



Playgrounds

- Minimal Improvements Provided
- Residents Call for Upgrades
 - Cost to CDD is typically \$30,000 per playground structure

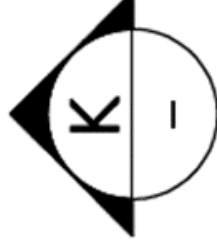
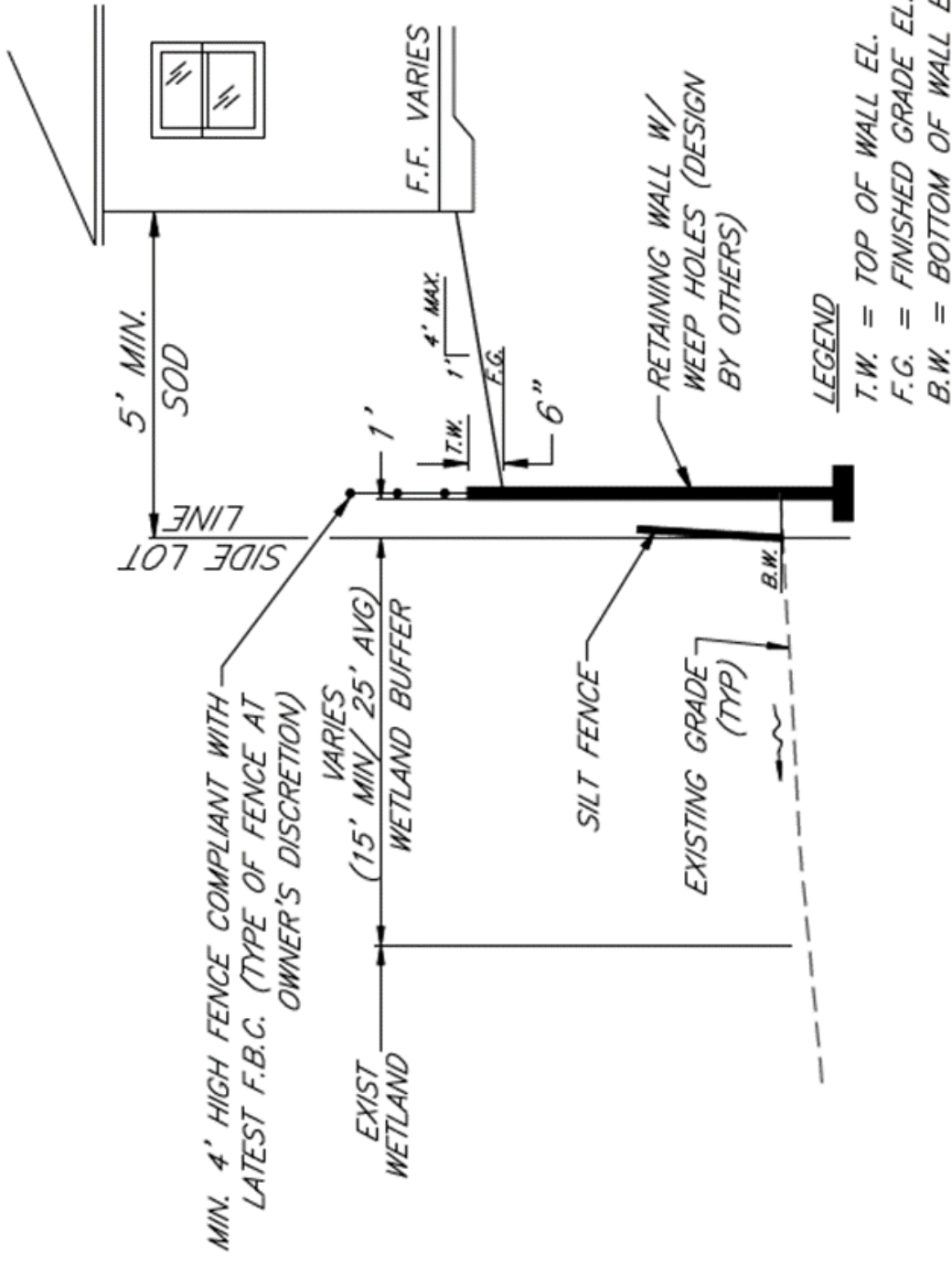


Future Planning

Retaining Wall

- Neighborhood L
- Height appx. 7' at street end
- Only 5' from house and road
- Abutting Wetland Buffer
- Shown on Homeowner's lot, but extends past lot into common area

COPY

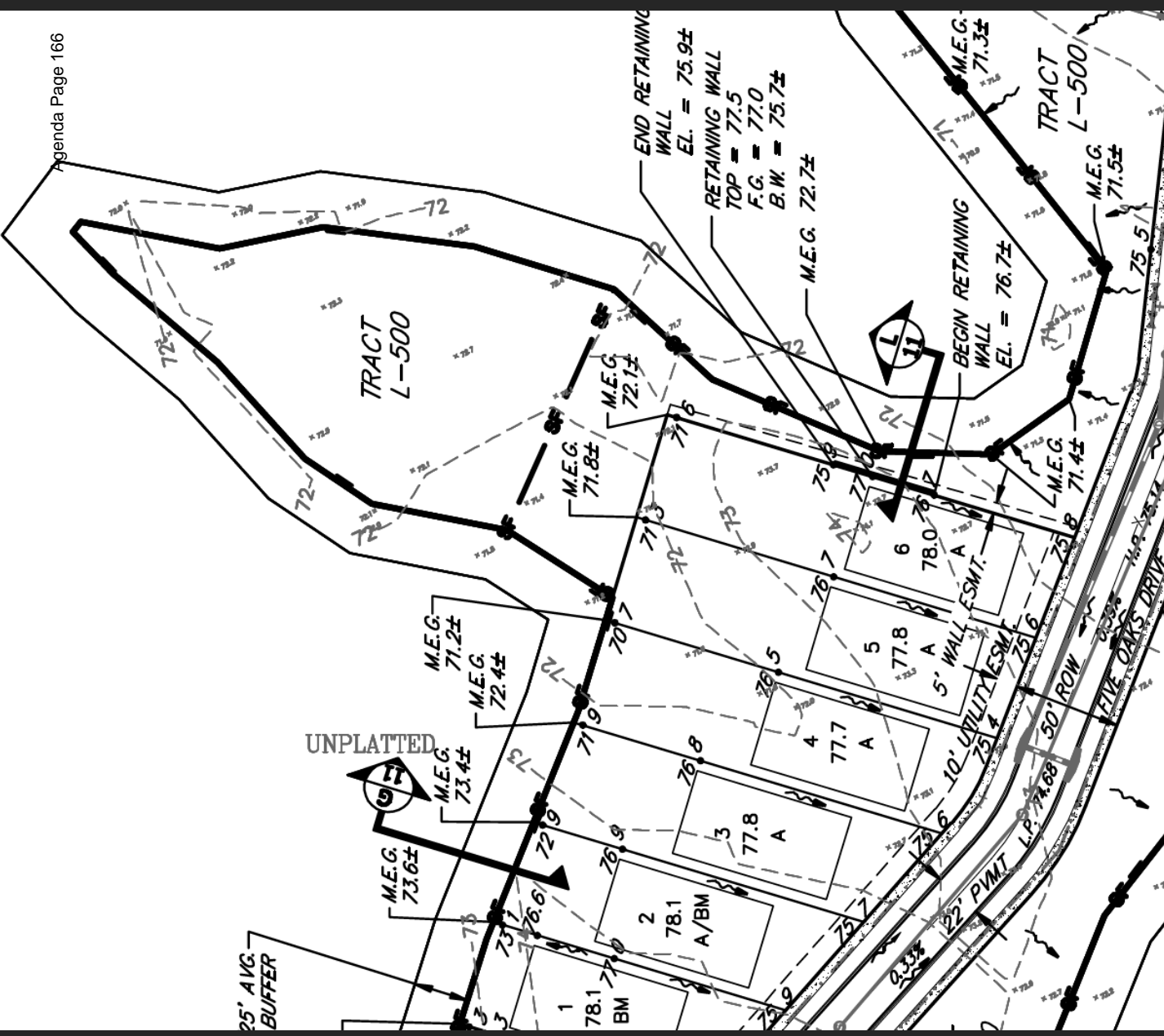


TYPICAL GRADING SECTION

NTS

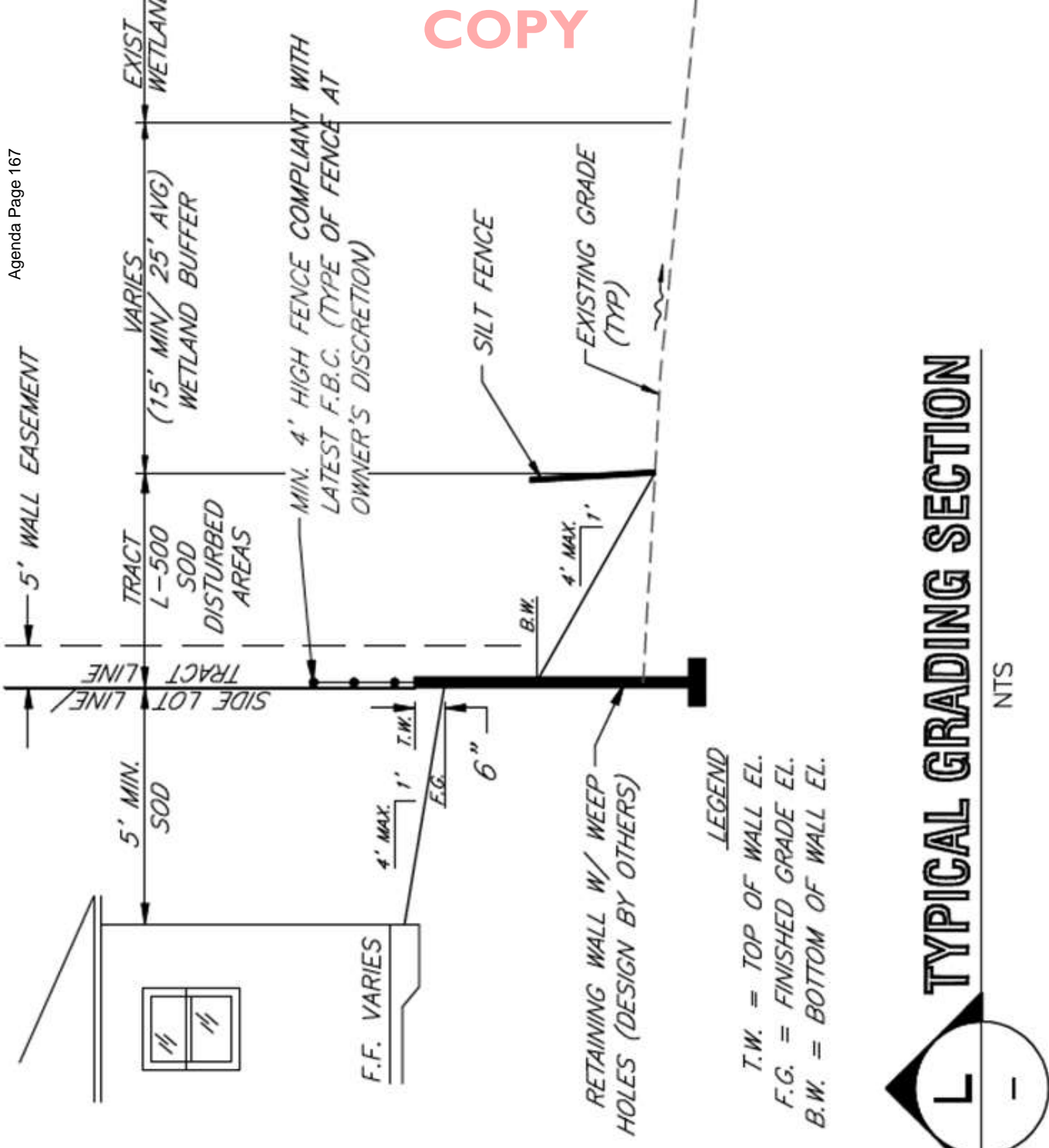
Retaining Wall

- Neighborhood L
- Less than 2' in height in this location



Retaining Wall

- Neighborhood L
- Less than 2' in height in this location
- Shown in common area and within 5' of house

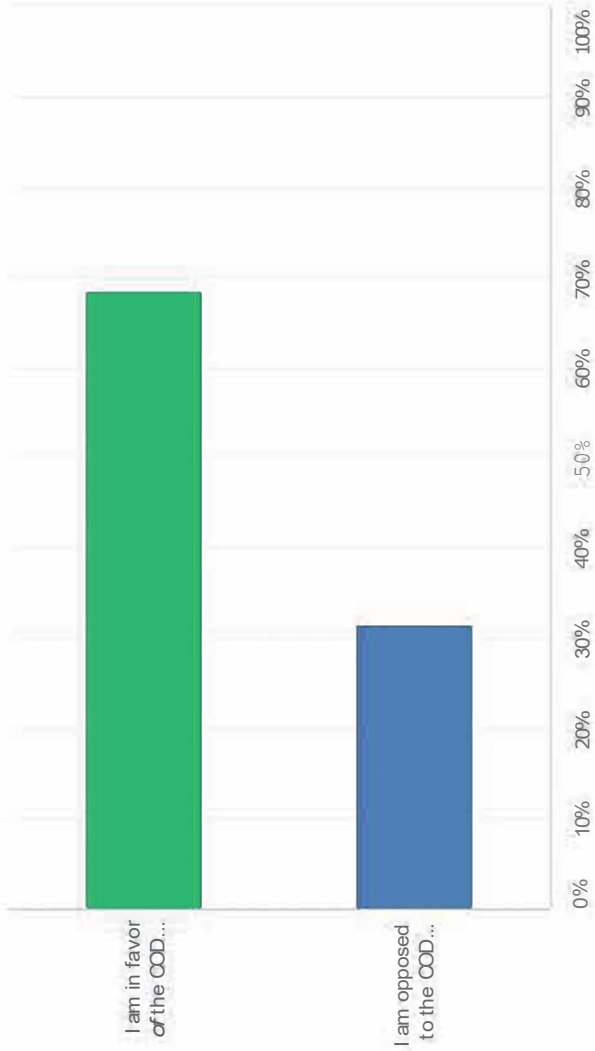


8D

Harmony VC-10 Owners Survey

Construction of any facilities (select only one)

Answered: 194 Skipped: 0

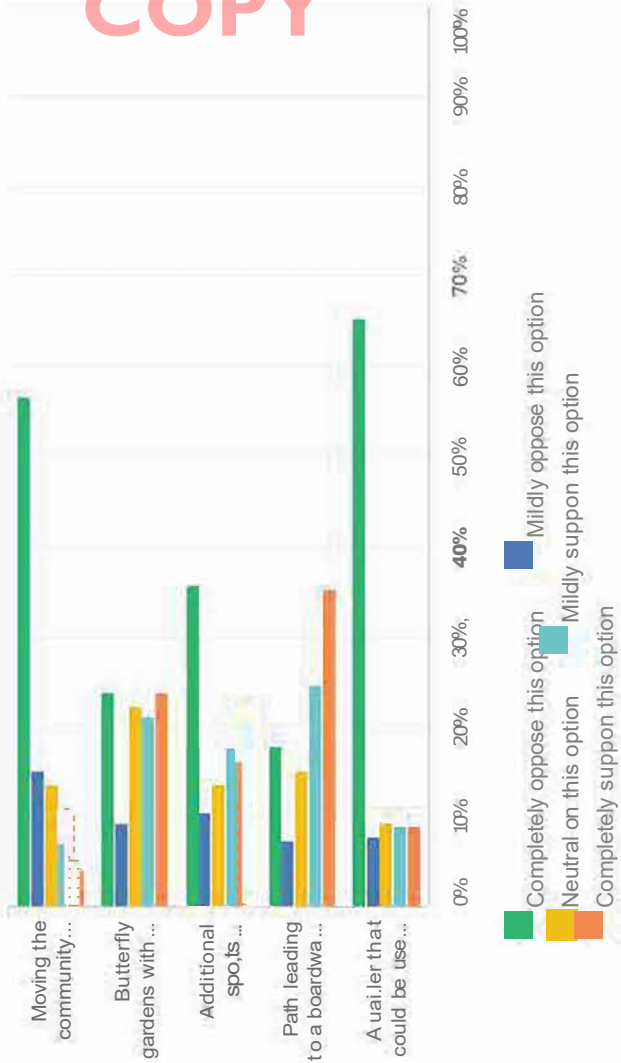


H:\u-rmny VC-10 OwnAr\d Survey.y

V<OJ

Some ideas for improving VC-10 include the following. Please rate the...

Answered: 194 Skipped: 0



H:\u-rmny VC-10 OwnAr\d Survey.y

V<OJ

COPY