

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**July 29, 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 place 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 public attendance.

Teleconference via Zoom: <https://zoom.us/j/4276669233>; and

Telephonic via Call-In: 929-205-6099 Meeting ID: 4276669233#



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

**Harmony Community Development District**



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

Angel Montagna, District Manager  
 David Hamstra, PE District Engineer  
 Timothy Qualls, Esq District Counsel  
 Gerhard van der Snel, Field Manager

July 22, 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, July 29, 2021 at 6:00 pm at the Grace Community Church, 5501 East Irlo Bronson Memorial Highway, St. Cloud, Florida 34771; & via ZOOM teleconference: <https://zoom.us/j/4276669233>.

**Call-In Number: 929-205-6099**

**Meeting ID Code: 4276669233#**

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. Public Hearing for Adoption of Fiscal Year 2022 Budget**

- A. Fiscal Year 2022 Budget – Tentative Approved Ver. 3** ..... [Page 6]
- B. Resolution 2021-06 – Adopting Fiscal Year 2022 Budget** ..... [Page 27]
- C. Resolution 2021-07 – Levying Fiscal Year 2022 Assessments** ..... [Page 33]

**5. Consent Agenda Approval**

- A. June 24, 2021 – Regular Meeting Minutes** ..... [Page 38]
- B. District Financial Statements for June 30, 2021** ..... [Page 80]
- C. Expenditures: #255 Invoices, Check Register, & Receipts** ..... [Page 94]  
*[Invoices and Debit Receipts Available Upon Request]*
- D. February 18, 2021 – Planning Workshop Minutes** ..... [Page 97]

**6. Old Business**

**A. Consideration of Reserves Study**

- i. Community Advisors, LLC – Proposal: **\$ 3,900.00** ..... [Page 101]
- ii. Dreux Isaac & Associates, Inc. – Proposal: **\$25,000.00 / \$ 5,000.00** ..... [Page 107]
- iii. Facilities Advisors Florida – Proposal: **\$ 3,650.00** ..... [Page 123]
- iv. Florida Reserve Study – Proposal: **\$ 7,200.00 / \$ 5,700.00** ..... [Page 128]
- v. Reserve Advisors – Proposal: **\$12,500.00** ..... [Page 133]

**B. Discussion of Parcel VC-1 Pre-Prepayment**

**Harmony Community Development District**



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

Angel Montagna, District Manager  
 David Hamstra, PE District Engineer  
 Timothy Qualls, Esq District Counsel  
 Gerhard van der Snel, Field Manager

- 7. New Business**
  - A. Consideration of Verizon Contract** ..... [Page 147]
  - B. Approval of Resolution 2021-09** ..... [Page 151]
    - Designating Angel Montagna as Secretary and Trumaine Easy as Treasurer
- 8. Subcontractor Reports**
  - A. Servello Landscape Solutions**
    - i. Grounds Maintenance Status
    - ii. Insecticide Treatment of Sycamores – Proposal: \$ 5,820.00 ..... [Page 155]
    - iii. Arbor Services per Tom Maccubbin – Proposal: \$ 9,171.50 ..... [Page 158]
- 9. Staff Reports**
  - A. District Engineer**
    - i. Monthly Report Summary ..... [Page 162]
      - a. Dog Park Layout ..... [Page 164]
      - b. Five Oaks Crosswalk ..... [Page 166]
      - c. Cherry Hill Swale Repairs ..... [Page 170]
      - d. Alleyway Milling & Resurfacing ..... [Page 177]
  - B. District Counsel**
    - i. Monthly Report Summary ..... [Page 181]
      - a. Shade Meeting
      - b. Chapco Fence Contract
      - c. District Vehicle, Equipment, & Watercraft Insurance
      - d. Garden & Storage Lot Management
      - e. Damaged Tree Demand Letter
    - ii. Resolution 2021-08 – Servello Contract Ratification ..... [Page 183]
  - C. Field Manager**
    - i. Facilities Maintenance (*Parks, Pools, Docks, Boats, etc.*) ..... [Page 187]
    - ii. Facility Use Records (*Inclusive - Boats & Other*) ..... [Page 202]
    - iii. Proposals – Central Florida Yamaha, Inc.
      - 1. Suntracker Bass Buggy 16XL – 20ELPT – \$15,115.00 ..... [Page 206]
      - 2. Suntracker Bass Buggy 16XL – 50ELPT – \$16,728.00 ..... [Page 207]
      - 3. Suntracker Bass Buggy 16XL – 40 HP – \$12,995.00 ..... [Page 208]
      - Trailer, Prep, Freight, & Deliver {additional} – \$ 4,416.00
- 10. District Manager’s Report**
  - A. FY 2022 Meeting Schedule** ..... [Page 211]
  - B. Facilities Usage Applications**
  - C. Update on John Warner Reimbursement**
- 11. Supervisor Requests**
- 12. Adjournment**

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

Sincerely,  
*Angel Montagna*  
 Angel Montagna  
 District Manager

## **Fourth Order of Business**

**4A.**

**HARMONY**  
Community Development District

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2022**

**Version 3 - Modified Tentative Budget:**  
(printed 7/16/21 5pm)

Prepared by:



**HARMONY**

Community Development District

---

**Table of Contents**

	<u>Page #</u>
<b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1-3
Exhibit A - Allocation of Fund Balances .....	4
Budget Narrative .....	5-9
<b><u>DEBT SERVICE BUDGETS</u></b>	
Series 2014	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	10
Amortization Schedule .....	11
Series 2015	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	12
Amortization Schedule .....	13
Budget Narrative .....	14
<b><u>SUPPORTING BUDGET SCHEDULES</u></b>	
2022-2021 Non-Ad Valorem Assessment Summary .....	15

---

**Harmony**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2022



**HARMONY**

Community Development District

*General Fund*

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL - SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 15,201	\$ 9,178	\$ 9,381	\$ 2,717	\$ 906	\$ 3,623	\$ 2,814
Hurricane Irma FEMA Refund	13,688	1,158	-	-	-	-	-
Interest - Tax Collector	1,647	762	-	1,706	-	1,706	-
Special Assmnts- Tax Collector	1,944,617	1,853,780	1,876,212	1,853,780	22,432	1,876,212	1,876,212
Special Assessments-Tax Collector-VC1	-	-	(22,434)	-	(22,434)	(22,434)	(22,434)
Special Assmnts- Discounts	(49,381)	(20,831)	(75,048)	(51,791)	-	(51,791)	(75,048)
Sale of Surplus Equipment	-	1,454	-	500	-	500	-
Other Miscellaneous Revenues	1,804	694	-	897	-	897	-
Access Cards	2,040	2,080	1,500	1,300	760	2,060	1,200
Insurance Reimbursements	-	3,096	-	-	-	-	-
Facility Revenue	650	766	500	200	508	708	600
User Facility Revenue	17,380	21,460	5,000	16,725	2,695	19,420	15,000
<b>TOTAL REVENUES</b>	<b>1,947,646</b>	<b>1,873,597</b>	<b>1,795,111</b>	<b>1,826,034</b>	<b>4,867</b>	<b>1,830,901</b>	<b>1,798,344</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	10,400	10,800	12,000	9,000	3,000	12,000	14,000
FICA Taxes	796	826	918	689	230	919	1,071
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	-	1,200	1,200	1,200
ProfServ-Dissemination Agent	1,500	1,500	1,500	1,500	-	1,500	1,500
ProfServ-Engineering	8,217	14,891	9,500	16,118	2,375	18,493	20,000
ProfServ-Legal Services	82,337	94,587	90,000	60,523	27,939	88,462	65,000
ProfServ-Mgmt Consulting Serv	63,484	64,985	67,200	50,400	16,800	67,200	69,250
ProfServ-Property Appraiser	440	392	392	438	-	438	392
ProfServ-Recording Secretary	-	-	-	275	825	1,100	3,300
ProfServ-Special Assessment	8,822	8,822	8,822	8,822	-	8,822	8,822
ProfServ-Trustee Fees	10,560	10,560	10,160	5,390	4,770	10,160	10,160
Auditing Services	4,355	4,355	4,600	4,400	-	4,400	4,400
Postage and Freight	998	732	1,200	1,419	643	2,062	1,000
Rental - Meeting Room	4,450	3,600	3,600	2,750	-	2,750	2,750
Insurance - General Liability	24,391	22,888	25,177	25,238	-	25,238	27,762
Printing and Binding	708	251	1,000	269	211	480	500
Legal Advertising	1,162	847	1,000	558	442	1,000	1,000
Misc-Records Storage	-	-	150	-	-	-	1,500
Misc-Assessmnt Collection Cost	24,950	24,120	37,524	36,056	1,468	37,524	37,524
Misc-Contingency	1,718	2,633	5,000	1,789	2,800	4,589	5,000
Office Supplies	17	-	50	-	-	-	-
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>250,680</b>	<b>268,164</b>	<b>281,168</b>	<b>225,809</b>	<b>62,702</b>	<b>288,511</b>	<b>276,306</b>
<i>Field</i>							
ProfServ-Field Management	246,141	278,023	295,000	218,628	84,718	303,346	338,872
Trailer Rental	-	-	-	-	-	-	6,960
<b>Total Field</b>	<b>246,141</b>	<b>278,023</b>	<b>295,000</b>	<b>218,628</b>	<b>84,718</b>	<b>303,346</b>	<b>345,832</b>

**HARMONY**

Community Development District

*General Fund*

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL - SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>Landscape Services</b>							
Contracts-Mulch	58,803	59,405	61,000	45,387	15,129	60,516	62,220
Contracts - Irrigation	-	-	-	6,600	6,600	13,200	26,400
Contracts - Landscape	272,363	260,808	267,000	199,611	66,537	266,148	272,300
Cntrs-Shrub/Grnd Cover Annual Svc	152,676	154,291	158,000	117,887	39,296	157,183	161,110
R&M-Irrigation	8,609	8,887	15,000	4,479	10,869	15,348	15,000
R&M-Trees and Trimming	2,600	29,810	40,000	2,045	37,955	40,000	40,000
Miscellaneous Services	44,111	26,775	32,000	11,591	23,852	35,443	35,000
<b>Total Landscape Services</b>	<b>539,162</b>	<b>539,976</b>	<b>573,000</b>	<b>387,600</b>	<b>200,238</b>	<b>587,838</b>	<b>612,030</b>
<b>Utilities</b>							
Electricity - General	34,516	33,920	35,000	28,158	6,060	34,218	37,000
Electricity - Streetlighting	97,373	100,399	90,000	76,683	22,203	98,886	110,000
Utility - Water & Sewer	180,401	153,651	140,000	102,210	64,816	167,026	180,000
Lease - Street Light	5,123	-	-	-	-	-	-
Buydown - Street Lights	345,326	-	-	-	-	-	-
<b>Total Utilities</b>	<b>662,739</b>	<b>287,970</b>	<b>265,000</b>	<b>207,051</b>	<b>93,079</b>	<b>300,130</b>	<b>327,000</b>
<b>Operation &amp; Maintenance</b>							
Communication - Telephone	4,570	5,764	5,500	2,303	1,320	3,623	-
Utility - Refuse Removal	2,700	2,771	3,000	2,007	675	2,682	3,000
R&M-Ponds	1,892	3,008	10,000	1,085	1,365	2,450	3,500
R&M-Pools	29,108	34,071	35,000	15,753	15,837	31,590	32,000
R&M-Roads & Alleyways	531	2,051	2,000	-	1,291	1,291	2,000
R&M-Sidewalks	799	33,048	15,000	92	16,832	16,924	15,000
R&M-Vehicles	11,149	9,743	15,000	3,206	7,240	10,446	15,000
R&M-User Supported Facility	87,727	10,070	20,000	7,570	2,523	10,093	20,000
R&M-Equipment Boats	2,464	9,190	6,000	2,323	3,504	5,827	6,000
R&M-Parks & Facilities	28,652	19,359	35,000	17,547	6,459	24,006	25,000
Miscellaneous Services	950	1,250	2,000	129	971	1,100	1,100
Misc-Contingency	1,644	4,276	10,000	6,885	3,115	10,000	8,000
Misc-Security Enhancements	6,544	8,224	6,500	2,295	3,675	5,970	5,700
Op Supplies - Fuel, Oil	3,741	3,258	5,000	1,547	1,953	3,500	4,000
Cap Outlay - Other	35,589	33,073	-	29,765	-	29,765	-
Cap Outlay - Vehicles	22,526	15,451	20,000	11,145	-	11,145	30,000
Capital Outlay	-	364,684	-	-	-	-	-
Reserve - Renewal&Replacement	6,818	52,155	30,000	45,205	1,740	46,945	23,040
Reserve - Sidewalks & Alleyways	-	-	60,000	14,136	-	14,136	43,500
<b>Total Operation &amp; Maintenance</b>	<b>247,404</b>	<b>611,446</b>	<b>280,000</b>	<b>162,993</b>	<b>68,498</b>	<b>231,491</b>	<b>236,840</b>
<b>Debt Service</b>							
Principal Debt Retirement	-	75,576	-	12,260	-	12,260	12,868
Interest Expense	-	7,620	-	14,340	-	14,340	13,732
<b>Total Debt Service</b>	<b>-</b>	<b>83,196</b>	<b>-</b>	<b>26,600</b>	<b>-</b>	<b>26,600</b>	<b>26,600</b>
<b>TOTAL EXPENDITURES</b>	<b>1,946,126</b>	<b>2,068,775</b>	<b>1,694,168</b>	<b>1,228,681</b>	<b>509,235</b>	<b>1,737,916</b>	<b>1,824,608</b>

## HARMONY

Community Development District

*General Fund*

### Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2022 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL - SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Excess (deficiency) of revenues							
Over (under) expenditures	1,520	(195,178)	100,943	597,353	(504,368)	92,985	(26,264)
<b>OTHER FINANCING SOURCES (USES)</b>							
Operating Transfers-Out	-	-	(26,600)	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	(22,434)	-	-	-	(22,434)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(49,034)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(22,434)</b>
Net change in fund balance	1,520	(195,178)	51,909	597,353	(504,368)	92,985	(48,698)
<b>FUND BALANCE, BEGINNING</b>	1,515,743	1,517,263	1,322,085	1,322,085	-	1,322,085	1,415,070
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,517,263</b>	<b>\$ 1,322,085</b>	<b>\$ 1,373,994</b>	<b>\$ 1,919,438</b>	<b>\$ (504,368)</b>	<b>\$ 1,415,070</b>	<b>\$ 1,366,372</b>

**HARMONY**

Community Development District

---

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 1,415,070
Net Change in Fund Balance - Fiscal Year 2022	(48,698)
Reserves - Fiscal Year 2022 Additions	66,540
<b>Total Funds Available (Estimated) - 9/30/2022</b>	<b>1,432,912</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital		439,517 <sup>(2)</sup>
Reserves - Renewal & Replacement (Prior Years)	40,215 <sup>(3)</sup>	
Reserves - Renewal & Replacement (FY 2021)	30,000 <sup>(4)</sup>	
Reserves - Renewal & Replacement (Use of fund balance)	(46,945)	
Reserves - Renewal & Replacement (FY 2022)	23,040 <sup>(5)</sup>	46,310
Reserves - Sidewalk and Alleyways (Prior Years)	213,208 <sup>(3)</sup>	
Reserves - Sidewalk and Alleyways (FY 2021)	60,000 <sup>(4)</sup>	
Reserves - Sidewalk and Alleyways (Use of fund balance)	(14,136)	
Reserves - Sidewalk and Alleyways (FY 2022)	43,500 <sup>(5)</sup>	302,572
Reserves - Uninsured Repairs (Prior Years)		50,000 <sup>(3)</sup>
	Subtotal	838,399

<b>Total Allocation of Available Funds</b>	<b>838,399</b>
--	----------------

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 594,513</b>
---	-------------------

**Notes**

**(1) The District has acquired parcel VC1 and will pay the Series 2015 Debt Service associated with this parcel over the life of the bond. The remaining debt service obligation for this parcel is \$372,401.**

(2) Represents approximately 3 months of operating expenditures.

(3) Prior year assignment of fund balance as of 10.29.20 passed by motion.

(4) Reserves budgeted in FY 2021.

(5) Proposed budgeted reserves in FY 2022.

**HARMONY**

Community Development District

General Fund

**Budget Narrative**  
Fiscal Year 2022**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Special Assessments-Tax Collector-VC1**

Assessments associated with lot ending VC1 have been removed from the tax roll.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Access Cards**

The District is charging fees for access cards to the pools and Buck Lake access.

**Facility Revenue**

The District is charging for events held at the District facilities.

**User Facility Revenue**

The District is charging fees for Parking and Garden Club.

**EXPENDITURES****Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Professional Services-Arbitrage Rebate**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on signed engagement letters for each Bond series at \$600 each.

**Professional Services-Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**HARMONY**

Community Development District

General Fund

**Budget Narrative**  
Fiscal Year 2022**EXPENDITURES****Administrative** (continued)**Professional Services-Engineering**

The District's engineer, Boyd Civil Engineering, Inc., will be providing general engineering services to the District, i.e., attendance and preparation for monthly Board meetings, review of invoices, preparation of requisitions., etc.

**Professional Services-Legal Services**

The District's general counsel, Young Qualls, P.A., retained by the District Board, is responsible for attending and preparing for Board meetings and rendering advice, counsel, recommendations, and representation as determined appropriate or as directed by the Board directly or as relayed by the manager.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark-Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Professional Services-Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The fiscal year budget for property appraiser costs was based on a unit price per parcel.

**Professional Services-Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**Professional Services-Special Assessment**

The District will be billed annually for calculating and levying the annual operating and maintenance, and debt service assessments, as provided by Inframark-Infrastructure Management Services.

**Professional Services-Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Rental-Meeting Room**

The anticipated cost of renting meeting room space for District board meetings.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risks Insurance Agency. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

**HARMONY**

Community Development District

General Fund

**Budget Narrative**  
Fiscal Year 2022**EXPENDITURES****Administrative** (continued)**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Misc. - Record Storage**

Storage usage for Districts record keeping.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Osceola Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Miscellaneous-Contingency**

This includes bank charges, HOA services and any other miscellaneous expenses that may be incurred during the year.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

**Field****Professional Services-Field Management**

Project Manager will provide onsite field operations management and supervisory services, including oversight of all District contractors providing services including landscape, hardscape, stormwater/ponds, etc. Field services provided for within this scope include community boat operations, facility and common area maintenance and irrigation. Health and life insurance costs are included.

**Trailer Rental**

Rental costs associated with the field office trailer.

**Landscape Services****Contracts-Mulch**

Contract with Servello & Sons. Scope of work: Pine nugget bark mulch shall be installed one time a year between November 1<sup>st</sup> and January 31<sup>st</sup> at a minimum depth of 3 inches in all plant beds and tree rings. Landscape beds beneath natural pine stands shall be mulched with pine straw at a minimum depth of 3 inches. Playground areas shall be mulched annually during the month of January. Six inches of mulch is required to be added to the existing mulch.

**Contracts- Irrigation**

Contract with Servello & Sons to provide irrigation services.

**HARMONY**

Community Development District

General Fund

**Budget Narrative**  
Fiscal Year 2022**EXPENDITURES****Landscape Services** (continued)**Contracts- Landscape**

Contract with Servello & Sons. Scheduled maintenance consists of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf within the District.

**Contracts- Shrubs/Ground Cover Annual Service**

Contract with Servello & Sons. Contractor shall be responsible for installation of 1,600 annuals per quarter (6,400 annuals per year) for each of the four quarterly rotations in spring, summer, fall and winter at various plant beds located throughout the District.

**R&M-Irrigation**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**R&M-Trees Trimming Services (Canopy)**

Scheduled maintenance consists of canopy trimming for trees above the 10-foot height level and consulting with a certified arborist.

**Miscellaneous Services**

Unscheduled or one-time landscape maintenance expenses for other areas within the District that are not listed in any other budget category.

**Utilities****Electricity-General**

Electricity for accounts with Orlando Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Electricity-Streetlighting**

Orlando Utilities Company charges electricity usage (maintenance fee). The budget is based on historical costs.

**Utility-Water & Sewer**

The District currently has utility accounts with Toho Water Authority. Usage consists of water, sewer and reclaimed water services.

**Operation & Maintenance****Communication-Telephone**

Telephone expenses for the dockmaster and assistant.

**Utility-Refuse Removal**

Scheduled maintenance consists of trash disposal. Unscheduled maintenance consists of replacement or repair of dumpster.

**R&M-Ponds**

Scheduled maintenance and treatment of nuisance aquatic species, including pond consultant, as necessary.

**R&M-Pools**

This includes pool any repairs and maintenance for the Swim Club Ashley Park pools and Lakeshore Park Splash Pad that may be incurred during the year by the District, including repair and replacement of pool furniture, shades, safety equipment, etc. Various pool licenses and permits required for the pools are based on historical expenses.



**HARMONY**

Community Development District

General Fund

**Budget Narrative**  
Fiscal Year 2022**EXPENDITURES****Operation & Maintenance** (continued)**R&M-Roads and Alleyways**

This line item is to resurface the alleys of the District.

**R&M-Sidewalks**

Unscheduled maintenance consists of grinding uneven areas, replacement of broken areas and pressure washing.

**R&M-Vehicles**

Supplies such as tires and parts, maintenance and equipment needed for various vehicles.

**R&M-User Supported Facility**

Represents cost associated with Parking and Garden Club expenses.

**R&M-Equipment Boats**

Supplies such as generators and large tools, maintenance supplies and equipment needed for the boats.

**R&M-Parks and Facilities**

Maintenance or repairs to the basketball courts, athletic fields and Neighborhood "O" playground, cleaning of basketball court, dog parks and all miscellaneous park areas. Also includes cleaning, daily maintenance and rest room supplies.

**Miscellaneous Services**

Draining service for holding tank of District's office trailer.

**Miscellaneous Contingency**

The District is required to mitigate certain invasive weeds. This is largely a chemical and equipment-based process. The fiscal year contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

**Miscellaneous-Security Enhancement**

Represents costs for network service, repairs, and updates to security within the District (gates and pool camera's etc.), and cost for purchasing/producing access cards.

**OP Supplies – Fuel, Oil**

Represents usage of fuel.

**Capital Outlay - Vehicle**

Capital purchase as directed by the district's board.

**Reserves – Renewal and Replacement**

This line item includes costs for trailer and monthly pod rentals.

**Reserves – Sidewalks and Alleyways**

The district anticipates setting aside funds to cover future sidewalk and alleyway expenditures.

**Debt Service****Principal Debt Retirement**

Principal portion of VC-1 annual debt service payment of \$26,600 transferred out of the general fund to the debt svc fund.

**Interest Expense**

Interest portion of VC-1 annual debt service payment of \$26,600 transferred out of the general fund to the debt svc fund.

**Harmony**  
**Community Development District**

**Debt Service Budgets**  
Fiscal Year 2022

**HARMONY**

Community Development District

Series 2014 Debt Service Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL - SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 5,114	\$ 8,010	\$ 3,114	\$ 57	\$ 19	\$ 76	\$ 62
Special Assmnts- Tax Collector	1,257,487	1,248,229	1,245,641	1,242,841	2,800	1,245,641	1,230,013
Special Assmnts- Prepayment	79,626	44,405	-	111,476	-	111,476	-
Special Assmnts- Discounts	(31,931)	(14,026)	(49,826)	(34,723)	-	(34,723)	(49,201)
<b>TOTAL REVENUES</b>	<b>1,310,296</b>	<b>1,286,618</b>	<b>1,198,929</b>	<b>1,319,651</b>	<b>2,819</b>	<b>1,322,470</b>	<b>1,180,874</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	16,135	16,241	24,913	24,173	740	24,913	24,600
<b>Total Administrative</b>	<b>16,135</b>	<b>16,241</b>	<b>24,913</b>	<b>24,173</b>	<b>740</b>	<b>24,913</b>	<b>24,600</b>
<i>Debt Service</i>							
Principal Debt Retirement	585,000	610,000	640,000	640,000	-	640,000	670,000
Principal Prepayments	45,000	95,000	-	125,000	-	125,000	-
Interest Expense	602,025	569,413	535,800	535,144	-	535,144	497,313
<b>Total Debt Service</b>	<b>1,232,025</b>	<b>1,274,413</b>	<b>1,175,800</b>	<b>1,300,144</b>	<b>-</b>	<b>1,300,144</b>	<b>1,167,313</b>
<b>TOTAL EXPENDITURES</b>	<b>1,248,160</b>	<b>1,290,654</b>	<b>1,200,713</b>	<b>1,324,317</b>	<b>740</b>	<b>1,325,057</b>	<b>1,191,913</b>
Excess (deficiency) of revenues Over (under) expenditures	62,136	(4,036)	(1,784)	(4,666)	2,079	(2,587)	(11,039)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	(1,784)	-	-	-	(11,039)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(1,784)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(11,039)</b>
Net change in fund balance	62,136	(4,036)	(1,784)	(4,666)	2,079	(2,587)	(11,039)
<b>FUND BALANCE, BEGINNING</b>	<b>1,178,652</b>	<b>1,240,788</b>	<b>1,236,752</b>	<b>1,236,752</b>	<b>-</b>	<b>1,236,752</b>	<b>1,234,165</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,240,788</b>	<b>\$ 1,236,752</b>	<b>\$ 1,234,968</b>	<b>\$ 1,232,086</b>	<b>\$ 2,079</b>	<b>\$ 1,234,165</b>	<b>\$ 1,223,126</b>

**HARMONY**

Community Development District

*Series 2014 Debt Service Fund*

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Special Call	Coupon Rate	Interest	Annual Debt Service
11/1/2021	\$9,610,000				\$248,656	
5/1/2022	\$9,610,000	\$670,000		5%	\$248,656	\$1,167,313
11/1/2022	\$8,940,000				\$231,906	
5/1/2023	\$8,940,000	\$700,000		5%	\$231,906	\$1,163,813
11/1/2023	\$8,240,000				\$214,406	
5/1/2024	\$8,240,000	\$740,000		5%	\$214,406	\$1,168,812
11/1/2024	\$7,500,000				\$195,906	
5/1/2025	\$7,500,000	\$775,000		5%	\$195,906	\$1,166,813
11/1/2025	\$6,725,000				\$176,531	
5/1/2026	\$6,725,000	\$815,000		5%	\$176,531	\$1,168,063
11/1/2026	\$5,910,000				\$155,138	
5/1/2027	\$5,910,000	\$860,000		5%	\$155,138	\$1,170,275
11/1/2027	\$5,050,000				\$132,563	
5/1/2028	\$5,050,000	\$905,000		5%	\$132,563	\$1,170,125
11/1/2028	\$4,145,000				\$108,806	
5/1/2029	\$4,145,000	\$955,000		5%	\$108,806	\$1,172,613
11/1/2029	\$3,190,000				\$83,738	
5/1/2030	\$3,190,000	\$1,010,000		5%	\$83,738	\$1,177,475
11/1/2030	\$2,180,000				\$57,225	
5/1/2031	\$2,180,000	\$1,060,000		5%	\$57,225	\$1,174,450
11/1/2031	\$1,120,000				\$29,400	
5/1/2032	\$1,120,000	\$1,120,000		5%	\$29,400	\$1,178,800
		<b>\$9,610,000</b>	<b>\$0</b>		<b>\$3,268,550</b>	<b>\$12,878,550</b>

**HARMONY**

Community Development District

Series 2015 Debt Service Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL - SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 4,531	\$ 6,923	\$ 2,270	\$ 35	\$ 12	\$ 47	\$ 43
Special Assmnts- Tax Collector	1,037,261	937,503	908,123	867,673	40,450	908,123	856,710
Special Assessments-Other	-	83,196	-	26,600	-	26,600	26,600
Special Assmnts- Prepayment	1,055,023	693,013	-	214,658	-	214,658	-
Special Assmnts- Discounts	(26,342)	(10,535)	(36,325)	(24,241)	-	(24,241)	(34,268)
<b>TOTAL REVENUES</b>	<b>2,070,473</b>	<b>1,710,100</b>	<b>874,068</b>	<b>1,084,725</b>	<b>40,462</b>	<b>1,125,187</b>	<b>849,084</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	13,307	12,198	18,162	16,876	1,286	18,162	17,134
<b>Total Administrative</b>	<b>13,307</b>	<b>12,198</b>	<b>18,162</b>	<b>16,876</b>	<b>1,286</b>	<b>18,162</b>	<b>17,134</b>
<i>Debt Service</i>							
Principal Debt Retirement	420,000	395,000	395,000	380,000	-	380,000	390,000
Principal Prepayments	435,000	1,315,000	-	460,000	-	460,000	-
Interest Expense	589,966	532,613	471,838	463,384	-	463,384	430,606
<b>Total Debt Service</b>	<b>1,444,966</b>	<b>2,242,613</b>	<b>866,838</b>	<b>1,303,384</b>	<b>-</b>	<b>1,303,384</b>	<b>820,606</b>
<b>TOTAL EXPENDITURES</b>	<b>1,458,273</b>	<b>2,254,811</b>	<b>885,000</b>	<b>1,320,260</b>	<b>1,286</b>	<b>1,321,546</b>	<b>837,740</b>
Excess (deficiency) of revenues Over (under) expenditures	612,205	(544,711)	(10,932)	(235,535)	39,176	(196,359)	11,344
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	5	-	26,600	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	15,668	-	-	-	11,344
<b>TOTAL OTHER SOURCES (USES)</b>	<b>5</b>	<b>-</b>	<b>42,268</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,344</b>
Net change in fund balance	612,205	(544,711)	15,668	(235,535)	39,176	(196,359)	11,344
<b>FUND BALANCE, BEGINNING</b>	<b>914,194</b>	<b>1,526,399</b>	<b>981,688</b>	<b>981,688</b>	<b>-</b>	<b>981,688</b>	<b>785,329</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,526,399</b>	<b>\$ 981,688</b>	<b>\$ 997,356</b>	<b>\$ 746,153</b>	<b>\$ 39,176</b>	<b>\$ 785,329</b>	<b>\$ 796,672</b>

**HARMONY**

Community Development District

*Series 2015 Debt Service Fund*

**AMORTIZATION SCHEDULE**

Period Ending	Outstanding Balance	Principal	Special Call	Coupon Rate	Interest	Annual Debt Service
11/1/2021	\$8,525,000			4.750%	\$215,303	
5/1/2022	\$8,525,000	\$390,000		4.750%	\$215,303	\$820,606
11/1/2022	\$8,135,000			4.750%	\$206,041	
5/1/2023	\$8,135,000	\$410,000		4.750%	\$206,041	\$822,081
11/1/2023	\$7,725,000			4.750%	\$196,303	
5/1/2024	\$7,725,000	\$430,000		4.750%	\$196,303	\$822,606
11/1/2024	\$7,295,000			4.750%	\$186,091	
5/1/2025	\$7,295,000	\$450,000		4.750%	\$186,091	\$822,181
11/1/2025	\$6,845,000			4.750%	\$175,403	
5/1/2026	\$6,845,000	\$475,000		5.125%	\$175,403	\$825,806
11/1/2026	\$6,370,000			5.125%	\$163,231	
5/1/2027	\$6,370,000	\$500,000		5.125%	\$163,231	\$826,463
11/1/2027	\$5,870,000			5.125%	\$150,419	
5/1/2028	\$5,870,000	\$525,000		5.125%	\$150,419	\$825,838
11/1/2028	\$5,345,000			5.125%	\$136,966	
5/1/2029	\$5,345,000	\$555,000		5.125%	\$136,966	\$828,931
11/1/2029	\$4,790,000			5.125%	\$122,744	
5/1/2030	\$4,790,000	\$585,000		5.125%	\$122,744	\$830,488
11/1/2030	\$4,205,000			5.125%	\$107,753	
5/1/2031	\$4,205,000	\$615,000		5.125%	\$107,753	\$830,506
11/1/2031	\$3,590,000			5.125%	\$91,994	
5/1/2032	\$3,590,000	\$645,000		5.125%	\$91,994	\$828,988
11/1/2032	\$2,945,000			5.125%	\$75,466	
5/1/2033	\$2,945,000	\$680,000		5.125%	\$75,466	\$830,931
11/1/2033	\$2,265,000			5.125%	\$58,041	
5/1/2034	\$2,265,000	\$715,000		5.125%	\$58,041	\$831,081
11/1/2034	\$1,550,000			5.125%	\$39,719	
5/1/2035	\$1,550,000	\$755,000		5.125%	\$39,719	\$834,438
11/1/2035	\$795,000			5.125%	\$20,372	
5/1/2036	\$795,000	\$795,000		5.125%	\$20,372	\$835,744
<b>Total</b>		<b>\$8,525,000</b>	<b>\$0</b>		<b>\$3,891,688</b>	<b>\$12,416,688</b>

**HARMONY**

Community Development District

*Debt Service***Budget Narrative**  
Fiscal Year 2022**REVENUES****Interest-Investments**

The District earns interest income on its trust accounts with US Bank.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Special Assessments-Other**

VC-1 annual debt service payment of \$26,600 transferred out of the general fund to the series 2015 debt service fund.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES****Administrative****Miscellaneous-Assessment Collection Cost**

The District reimburses the Osceola Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt service.

**Interest Expense**

The District pays interest expense on the debt service bonds twice a year.

**Harmony**  
**Community Development District**

**Supporting Budget Schedules**  
Fiscal Year 2022



COPY

**HARMONY**  
Community Development District

Summary of Assessment Rates

Neighborhood	Lot Type	Lot Width	O & M			2014 Debt Service			2015 Debt Service			Total			Units	Acres
			FY 2022	FY 2021	% Change (Decrease)/ Increase	FY 2022	FY 2021	% Change (Decrease)/ Increase	FY 2022	FY 2021	% Change (Decrease)/ Increase	FY 2022	FY 2021	% Change (Decrease)/ Increase		
A-1	MF	n/a	\$ 463.92	\$ 463.92	0.00%	\$ 605.71	\$ 605.71	0.00%	\$ -	\$ -	N/A	\$ 1,069.63	\$ 1,069.63	0.00%	186	19.77
B	SF	80	\$ 1,466.58	\$ 1,466.58	0.00%	\$ 1,914.87	\$ 1,914.87	0.00%	\$ -	\$ -	N/A	\$ 3,381.45	\$ 3,381.45	0.00%	9	23.58
	SF	65	\$ 1,191.60	\$ 1,191.60	0.00%	\$ 1,555.83	\$ 1,555.83	0.00%	\$ -	\$ -	N/A	\$ 2,747.43	\$ 2,747.43	0.00%	25	
C-1	SF	52	\$ 953.28	\$ 953.28	0.00%	\$ 1,244.66	\$ 1,244.66	0.00%	\$ -	\$ -	N/A	\$ 2,197.94	\$ 2,197.94	0.00%	35	
	SF	42	\$ 769.96	\$ 769.96	0.00%	\$ 1,005.31	\$ 1,005.31	0.00%	\$ -	\$ -	N/A	\$ 1,775.27	\$ 1,775.27	0.00%	22	
	SF	35	\$ 641.63	\$ 641.63	0.00%	\$ 837.75	\$ 837.75	0.00%	\$ -	\$ -	N/A	\$ 1,479.38	\$ 1,479.38	0.00%	15	
	SF	80	\$ 1,442.48	\$ 1,442.48	0.00%	\$ 1,885.40	\$ 1,883.40	0.00%	\$ -	\$ -	N/A	\$ 3,325.88	\$ 3,325.88	0.00%	10	25.82
	SF	65	\$ 1,172.02	\$ 1,172.02	0.00%	\$ 1,530.26	\$ 1,530.26	0.00%	\$ -	\$ -	N/A	\$ 2,702.28	\$ 2,702.28	0.00%	30	
C-2	SF	52	\$ 937.61	\$ 937.61	0.00%	\$ 1,224.21	\$ 1,224.21	0.00%	\$ -	\$ -	N/A	\$ 2,161.82	\$ 2,161.82	0.00%	35	
	SF	42	\$ 757.30	\$ 757.30	0.00%	\$ 988.78	\$ 988.78	0.00%	\$ -	\$ -	N/A	\$ 1,746.08	\$ 1,746.08	0.00%	30	
	SF	35	\$ 631.09	\$ 631.09	0.00%	\$ 823.98	\$ 823.98	0.00%	\$ -	\$ -	N/A	\$ 1,455.07	\$ 1,455.07	0.00%	12	
	SF	80	\$ 1,499.98	\$ 1,499.98	0.00%	\$ 1,958.47	\$ 1,958.47	0.00%	\$ -	\$ -	N/A	\$ 3,458.45	\$ 3,458.45	0.00%	4	17.54
	SF	65	\$ 1,218.73	\$ 1,218.73	0.00%	\$ 1,591.26	\$ 1,591.26	0.00%	\$ -	\$ -	N/A	\$ 2,809.99	\$ 2,809.99	0.00%	14	
D-1	SF	52	\$ 974.99	\$ 974.99	0.00%	\$ 1,273.01	\$ 1,273.01	0.00%	\$ -	\$ -	N/A	\$ 2,248.00	\$ 2,248.00	0.00%	13	
	SF	42	\$ 787.49	\$ 787.49	0.00%	\$ 1,028.20	\$ 1,028.20	0.00%	\$ -	\$ -	N/A	\$ 1,815.69	\$ 1,815.69	0.00%	31	
	SF	35	\$ 656.24	\$ 656.24	0.00%	\$ 856.83	\$ 856.83	0.00%	\$ -	\$ -	N/A	\$ 1,513.07	\$ 1,513.07	0.00%	25	
	SF	80	\$ 1,549.70	\$ 1,549.70	0.00%	\$ 2,023.39	\$ 2,023.39	0.00%	\$ -	\$ -	N/A	\$ 3,573.09	\$ 3,573.09	0.00%	9	10.35
	SF	65	\$ 1,259.13	\$ 1,259.13	0.00%	\$ 1,644.00	\$ 1,644.00	0.00%	\$ -	\$ -	N/A	\$ 2,903.13	\$ 2,903.13	0.00%	20	
D-2	SF	52	\$ 1,007.30	\$ 1,007.30	0.00%	\$ 1,315.20	\$ 1,315.20	0.00%	\$ -	\$ -	N/A	\$ 2,322.50	\$ 2,322.50	0.00%	6	
	SF	n/a	\$ 920.53	\$ 920.53	0.00%	\$ 1,201.91	\$ 1,201.91	0.00%	\$ -	\$ -	N/A	\$ 2,122.44	\$ 2,122.44	0.00%	11	2.32
E	SF	n/a	\$ 2,456.16	\$ 2,456.16	0.00%	\$ 3,206.92	\$ 3,206.92	0.00%	\$ -	\$ -	N/A	\$ 5,663.08	\$ 5,663.08	0.00%	51	28.70
G	SF	52	\$ 1,108.79	\$ 1,108.79	0.00%	\$ 1,447.71	\$ 1,447.71	0.00%	\$ -	\$ -	N/A	\$ 2,556.50	\$ 2,556.50	0.00%	62	39.86
	SF	42	\$ 895.56	\$ 895.56	0.00%	\$ 1,169.30	\$ 1,169.30	0.00%	\$ -	\$ -	N/A	\$ 2,064.86	\$ 2,064.86	0.00%	85	
H-1	SF	35	\$ 746.30	\$ 746.30	0.00%	\$ 974.41	\$ 974.41	0.00%	\$ -	\$ -	N/A	\$ 1,720.71	\$ 1,720.71	0.00%	39	
	SF	35	\$ 834.14	\$ 834.14	0.00%	\$ 1,073.54	\$ 1,073.54	0.00%	\$ -	\$ -	N/A	\$ 1,907.68	\$ 1,907.68	0.00%	39	20.34
	SF	40	\$ 953.30	\$ 953.30	0.00%	\$ 1,288.25	\$ 1,288.25	0.00%	\$ -	\$ -	N/A	\$ 2,241.55	\$ 2,241.55	0.00%	14	
	SF	50	\$ 1,191.62	\$ 1,191.62	0.00%	\$ 1,594.98	\$ 1,594.98	0.00%	\$ -	\$ -	N/A	\$ 2,786.60	\$ 2,786.60	0.00%	13	
	SF	25	\$ 595.81	\$ 595.81	0.00%	\$ 766.82	\$ 766.82	0.00%	\$ -	\$ -	N/A	\$ 1,362.63	\$ 1,362.63	0.00%	46	
H-2/F/A-2/M	SF	50	\$ 1,212.51	\$ 1,212.51	0.00%	\$ 1,592.89	\$ 1,592.89	0.00%	\$ -	\$ -	N/A	\$ 2,805.40	\$ 2,805.40	0.00%	164	45.56
	I/J/L/O	SF	40	\$ 1,203.45	\$ 1,216.71	-1.09%	\$ -	\$ -	N/A	\$ 1,534.73	\$ 1,534.73	0.00%	\$ 2,738.18	\$ 2,751.44	-0.48%	176
K	SF	50	\$ 1,504.31	\$ 1,520.88	-1.09%	\$ -	\$ -	N/A	\$ 1,918.41	\$ 1,918.41	0.00%	\$ 3,422.72	\$ 3,439.29	-0.48%	189	
	SF	60	\$ 1,805.18	\$ 1,825.06	-1.09%	\$ -	\$ -	N/A	\$ 2,302.10	\$ 2,302.10	0.00%	\$ 4,107.28	\$ 4,127.16	-0.48%	45	
	SF	40	\$ 1,203.45	\$ 1,216.71	-1.09%	\$ -	\$ -	N/A	\$ 1,432.09	\$ 1,534.73	-6.65%	\$ 2,636.14	\$ 2,751.44	-4.19%	38	
Office	SF	50	\$ 1,504.31	\$ 1,520.88	-1.09%	\$ -	\$ -	N/A	\$ 1,790.86	\$ 1,918.41	-6.65%	\$ 3,295.17	\$ 3,439.29	-4.19%	28	
	SF	60	\$ 1,805.18	\$ 1,825.06	-1.09%	\$ -	\$ -	N/A	\$ 2,149.03	\$ 2,302.10	-6.65%	\$ 3,954.21	\$ 4,127.16	-4.19%	14	
GC	Office		\$ 4,364.60	\$ 4,364.60	0.00%	\$ -	\$ -	N/A	\$ 5,505.44	\$ 5,505.44	0.00%	\$ 9,870.04	\$ 9,870.04	0.00%		0.28
Comm	Golf Course		\$ -	\$ -	N/A	\$ -	\$ -	N/A	\$ 52,624.28	\$ 52,624.28	0.00%	\$ 52,624.28	\$ 52,624.28	0.00%		
TC/M*	Comm	50	\$ 4,364.60	\$ 4,364.60	0.00%	\$ -	\$ -	N/A	\$ 5,505.44	\$ 5,505.44	0.00%	\$ 9,870.04	\$ 9,870.04	0.00%		7.58
TC	SF		\$ 1,258.25	\$ 1,258.25	0.00%	\$ -	\$ -	N/A	\$ 1,234.92	\$ 1,234.92	0.00%	\$ 2,493.18	\$ 2,493.18	0.00%	35	10.09
TC*	TC 1 and TC 2		\$ 4,364.60	\$ 4,364.60	0.00%	\$ -	\$ -	N/A	\$ 5,505.44	\$ 5,505.44	0.00%	\$ 9,870.04	\$ 9,870.04	0.00%		12.45
	TC 3 and TC 4		\$ 4,364.60	\$ 4,364.60	0.00%	\$ -	\$ -	N/A	\$ 4,283.68	\$ 4,283.68	0.00%	\$ 8,648.28	\$ 8,648.28	0.00%		7.43
														1580	429.87	

1.) All lands, with the exception of Parcel VC1, are assessed on the Tax Collector Assessment Roll  
 2.) FY 2021 Par balances provided are for informational purposes only, are subject to change, and take into account the payment of the 2019 tax bill. Please note this is not an official payoff, as payoffs must be obtained via estoppel from Inframark.

**4B.**

**RESOLUTION 2021-06****A RESOLUTION OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022 AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE IMPOSED AND LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR**

WHEREAS, the Harmony Community Development District (hereinafter the "District") is a special and single-purpose local government created by Chapter 190, Florida Statutes, and established by County Ordinance being situated within Osceola County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District, in conformance with Chapter 120, Florida Statutes, to adopt rules and resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2021, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, on May 27, 2021, the Board set July 29, 2021, as the date for a Public Hearing thereon and caused notice of such Public Hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the District Manager has prepared a Proposed Budget on a cash flow budget basis, whereby the Budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year; and

WHEREAS, Section 190.021, Florida Statutes, provides that the Annual Appropriation Resolution shall also fix the maintenance special assessments and benefit special assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such imposition and levy representing the amount of assessments to reimburse the District for the special and peculiar benefits received and necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure management purpose; and

WHEREAS, the Assessment Methodology, the Engineer's Cost Report and the Non-Ad Valorem Assessment Roll used with the original District Resolutions are incorporated herein and made a part hereof by reference unchanged except as to the amount of the assessments; and

WHEREAS, the Board of Supervisors of the Harmony Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided by the District, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable Assessment Methodology, Engineer's Cost Report and related case law; and

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the Non-Ad Valorem Assessment Roll to the State Constitution's Tax Collector in and for the Osceola County political subdivision on compatible electronic medium tied to the property identification number no later than August 15, 2021 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, pursuant to District policy and Florida law, the District hereby determines that it will utilize the uniform method to collect all non-ad valorem assessments imposed and levied on the parcels located within the boundaries of the District; and

WHEREAS, no authorized budget revisions or transfers shall result in any non-ad valorem assessment per parcel in excess of the amount on the rolls certified hereunder; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be distributed to the Harmony Community Development District by the Tax Collector; and

WHEREAS, the Tax Collector performs the state work in preparing, mailing out, collecting and enforcing against delinquency, the non-ad valorem assessments of the District

collected using the Uniform Collection Methodology, such collection being under the direct supervision of the Florida Department of Revenue; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT;**

**Section 1.** The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

**Section 2. Budget**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the Office of the Records Administration Department, and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2021 and/or revised projections for Fiscal Year 2022.
- c. That the adopted budget, as amended, shall be maintained in the Office of the District Treasurer and the Records Administration Department and identified as "The Budget for the Harmony Community Development District for the Fiscal Year Ending September 30, 2022, as Adopted by the Board of Supervisors on July 29, 2021."

**Section 3. Appropriations**

That there be, and hereby is appropriated out of the revenues of the Harmony Community Development District, for the Fiscal Year beginning October 1, 2021, and ending September 30, 2022 the sum of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
 Total All Funds	 \$ _____

**Section 4. Supplemental Appropriations**

The Board may authorize by Resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the Fiscal Year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable Department Director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

**Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board**

- a. That the Fiscal Year 2022 maintenance special assessment (the "assessment") upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit, representing the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said assessment shall be distributed by the Tax Collector for the assessments imposed and levied as follows:

General Fund O & M	\$ [See Assessment Levy Resolution]
Debt Service Fund	\$ [See Assessment Levy Resolution]

- b. The designee of the Chair of the Board of Supervisors of the Harmony Community Development District shall be either the Manager or the Treasurer of the District designated to certify the Non-Ad Valorem Assessment Roll to the Tax Collector in and for the Osceola County political subdivision, in accordance with applicable provisions of State law (Chapters 190 and 197, Florida Statutes) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment, but also the total assessment for the debt service, as required by and pursuant to law.

Introduced, considered favorably and adopted this 29<sup>th</sup> day of July, 2021.

**Harmony Community Development District**

---

Teresa Kramer  
Chairman

Attest:

---

Angel Montagna  
District Manager

**4C**



**RESOLUTION 2021-07**

**A RESOLUTION APPROVING, ASSESSING, IMPOSING, LEVYING AND CONFIRMING SPECIAL ASSESSMENTS ON AND PECULIAR TO PROPERTY SPECIALLY BENEFITTED BY THE DISTRICT’S INFRASTRUCTURE PROJECT OPERATIONS, MANAGEMENT AND DEBT PAYMENT; MAKING CERTAIN FINDINGS AND DETERMINATIONS; ASSESSING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON AND PECULIAR TO PROPERTY SPECIALLY BENEFITTED BY INFRASTRUCTURE MANAGEMENT TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 190 AND 197, FLORIDA STATUTES; PROVIDING FOR PUBLIC HEARING BY THE BOARD TO HEAR ALL OBJECTIONS TO THE BUDGET PROPOSE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Harmony Community Development District (hereinafter the “District”) is special and single-purpose local government created by Chapter 190, Florida Statutes, and established by County Ordinance being situated within Osceola County, Florida; District; and

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District in conformance with Chapter 120, Florida Statutes, to adopt rules and resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, certain systems, facilities, services and improvements within the Harmony Community Development District and certain related costs of managing the operation, repairs and maintenance are being incurred; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) of the Harmony Community Development District finds that the District’s total General Fund operation assessments, taking into consideration the other revenue sources during Fiscal Year 2021/2022 will be as is set forth in the attached Exhibit “A;” and

**WHEREAS**, the Board finds the District’s Debt Service Fund Assessment during Fiscal Year 2021/2022 will amount to that amount set forth in the attached Exhibit “A” which is dispositive and is hereby incorporated by reference; and

**WHEREAS**, the Board finds that the Debt Service Fund relates to systems and facilities which provide special benefits peculiar to certain property within the District based on the applicable assessment methodology, which is on file with the District Manager; and

**WHEREAS**, the Board of the District finds that the non-ad valorem special assessments it imposes and levies by this Resolution for operations and maintenance as well as for debt amortization on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the systems, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology; and

**WHEREAS**, the District Board understands that while this Resolution imposes and levies only the maintenance assessments, the Chair of the District or the designee of the Chair, shall certify a total Non-Ad Valorem Assessment Roll in a timely manner to the State Constitution’s Tax Collector in and for the Osceola County political subdivision for collection to include all assessments imposed, levied and approved by the District on the property including those for debt service as well as for special maintenance assessments using the uniform methodology; and

**WHEREAS**, notice of this Board meeting and Public Hearing was published in a newspaper of general circulation as required by law; and

**WHEREAS**, the approved 2022 budget was adopted by the Board on July 29, 2021; and

**WHEREAS**, the noticed proposed operations and maintenance assessments and debt assessments are based upon and consistent with that certain Assessment Methodology adopted and used by the Board on July 29, 2021, as confirmed by the Board on July 29, 2021; and

**WHEREAS**, the Board conducted the noticed Public Hearing to hear all objections to the budget as proposed.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT OF OSCEOLA COUNTY, FLORIDA:**

**Section 1.** The Board affirms that the preamble “whereas” clauses are true, correct and incorporated herein as dispositive.

**Section 2.** A special assessment for maintenance as provided for in Section 190.021(3), Florida Statutes, (hereinafter referred to as assessment) is hereby imposed and levied on the subdivided lots within the District and on undeveloped land within the District if applicable.

**Section 3.** That the collection and enforcement of the aforesaid assessments on the platted and developed lands under the supervision of the Florida Department of Revenue on all parcels shall be by the Tax Collector and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice using the uniform method pursuant to 197.3632, Florida Statutes.

**Section 4.** The collection and enforcement of aforesaid assessments on a portion of the platted lands owned by entities other than the end user may be collected directly by the District in accordance with Florida law.

**Section 5.** The maintenance special assessments on parcels in the District will be combined with the debt service non-ad valorem assessments which were imposed, levied and certified as a total amount on the Non-Ad Valorem Assessment Roll to the Osceola County Tax Collector by the designee of the Chair of the Board on compatible medium no later than August 15, 2021, which shall then be collected by the Tax Collector on the tax notice along with other non-ad valorem assessments from other local governments and will all applicable property taxes to each parcel of property.

**Section 6.** The proceeds therefrom shall be distributed to the Harmony Community Development District.

**Section 7.** The Chair of the Board of the Harmony Community Development District designates the District Manager to perform the certification duties of the assessment roll to be collected by the Tax Collector.

**Section 8.** Be it further resolved that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

**Section 9.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 10.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 29<sup>th</sup> day of July, 2021, by the Board of Supervisors of the Harmony Community Development District, Osceola County, Florida.

**Harmony Community Development District**

\_\_\_\_\_  
Teresa Kramer  
Chair

Attest:

\_\_\_\_\_  
Angel Montagna  
District Manager

## **Fifth Order of Business**

**5A**

**MINUTES OF MEETING  
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, June 24, 2021, at 6:00 p.m. 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 |

Also present were:

- |                                     |                                       |
|-------------------------------------|---------------------------------------|
| Bob Koncar                          | District Manager: Inframark           |
| Tim Qualls                          | District Attorney: Young Qualls, P.A. |
| Tristan LaNasa                      | Young Qualls, P.A.                    |
| David Hamstra                       | District Engineer:                    |
| Gerhard van der Snel                | Field Services Manager                |
| Angel Montagna                      | Field Supervisor: Inframark           |
| Julie Yevich                        | Asst. DM: Inframark                   |
| Pete Betancourt                     | Servello                              |
| Corey Westmark                      | Servello-Irrigation                   |
| Residents and Members of the Public |                                       |

**FIRST ORDER OF BUSINESS**

**Roll Call**

Supv Kramer called the meeting to order at 6:01 p.m. and called the roll. Supervisor Scarborough is not present at this time.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Supv Kramer stated again we ask that you please limit your comments to three minutes. Hearing no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. May 27, 2021 Budget Workshop and Regular Monthly Meeting Minutes**
  - B. Financial Statements for May 31, 2021**
  - C. Approval of: #254 Invoices, Check Register, and Receipts**
- Supv Kramer outlined the consent agenda.

Supv Kassel stated the check to John Warner for \$1,000.00 says returned from Mr. John Warner, unidentified check.

Supv Kramer asked does anyone know who John Warner is?

Harmony CDD  
June 24, 2021

Mr. van der Snel responded he is a Harmony West resident who wanted to use the amenities for a membership. He has an access card now and has provided a check.

Supv Kramer stated I have been going back and forth with our financial folks, Ms. Sally Chalkley, Ms. Paula Davis and Ms. Randel. I do not know why they could not identify what this was. They located a John Warner in Vero Beach and they refunded the money to him. I asked, did you speak to him and evidently not, so we will need to let our financial folks know that we need to try and get that money back. This is a Harmony West resident who paid the fee to enjoy the amenities.

Mr. van der Snel asked, the check did not say what it was for?

Supv Kramer stated, It did not say what it was for, so they were confused. If you could write up a summary of that and provide it to Ms. Chalkley and Ms. Randel.

Supv Kassel stated, I thought the fee was \$1,250.00 per year. Can we approve the consent agenda reserving this check?

Mr. Koncar responded, yes, you can do that; you can approve the Consent Agenda with the exception of that check.

Supv Leet MOVED to approve the consent agenda.

Mr. Berube stated, I have some questions on certain bills. In the expenditure file, the Servello invoices, pages 74 and 77, we are being charged two different amounts for identical components. I do not understand why there is a significant difference in price, almost 15%. On page 74, the 4th item down, the I-20 Ultra Pop Up Sprinkler W/ 3.0 nozzle is \$42.00 and on page 77 it is \$48.30. Beyond that these prices are way up there, that identical sprinkler can be purchased from Sprinkler Warehouse for \$25.25. The \$2.73 component above it is \$0.79 at Sprinkler Warehouse, the 1806 NSI Rainbird for \$21.62 is \$4.95. There are similar markups across all of these pages.

Supv Kramer stated I had a concern about that also, so I reached out to Servello. The explanation I got, as you can see, going through this there is no labor charge so what they do is the per item charge is based on the cost of the item plus the labor to install it.

A Servello representative Stated first I would like to address the difference in the price of the \$42.00 to the \$48.30, we did have a 19% increase through Rainbird, our vendor. It did increase our parts; it is not something I want to do but it is something

Harmony CDD  
June 24, 2021

businesses have to do. Supply and demand is driving all of the cost up for us right now. As far as the \$48.00 for the rotor that covers the labor to install it, the incidental parts like the elbow that connects to the bottom of the rotor, we put eight to 10-inches of k-flex on every rotor and the connector. A lot of people's concept on replacing irrigation parts is we unscrew something and screw it back together, that might be the case in some situations but not in all situations. In a lot of situations, we do have rootbound heads It might take us seven to ten minutes to replace a few heads or it might take us a half hour to an hour and a half. I have actually issued chainsaws to my technicians because we get root bound heads. When you have an established property with heads that have been there for 15 to 20 years it is not a simple unscrew screw back in. We do use 6-inch rotor pop ups, we do not use pre-nozzled four-inch box store heads like Orbitz. We use Rainbird and we do use Hunter. We use a quality product that we want to last for years for the association. We also buy rotors that are not pre-nozzled at three gallons per minute, we buy nozzles that range from 2-to-8 gallons per minute, that being said depending on the usage if it is 180 degree and you have another on the zone that runs 360 I would want to put twice the amount of water down on one side up the road and only three gallons in the center. We make sure we measure that weather it is 90 degrees We will do a 2 1/2 to three gallon; we will do a three gallon on the side and a six gallon in the center. The same goes for the pop ups, we do not unscrew and re-screw old heads. I have brought examples of where we actually had to cut out with a chainsaw. Head A might take us 10 minutes Head B might take us two hours; we do not know that until we excavate. We might move the dirt out of the way, and it is easy and we might move the dirt out of the way and find a tree root. It is not on a per case basis it is an overall checks and balances, where for each individual head I would like to charge a certain price and know what it is going to cost in the end but I cannot. If we do that you will see NTE. If you have a lateral line break you will see an NTE because we do not know what is in there until we start excavating. I try to be fair with my pricing and we are within market value.

Supv Berube stated now I understand it but I do not understand why on one of these there is a labor cost.

Supv Kassel stated technician labor on page 75.

Servello Rep asked what zone was that on?



Harmony CDD  
June 24, 2021

Supv Berube responded zone 19. I take you at face value for what you said.

Supv Kramer stated the labor charges are associated with two lateral breaks both in zone 19.

Supv Berube stated we decided earlier this year to pay Servello \$26,200.00 to monitor our irrigation plus costs for labor and parts to repair the irrigation. We could have our people do the irrigation for a \$45,000 add on to the Inframark contract, it would require one guy. So far with the proposal that is included in this package coming up and the markups are similar and on the proposal that is coming up there is a lot of labor. If we allowed CDD field services to do it at regular cost the bill that is \$654.64, if field services did it at \$33.20 per hour cost that bill would be \$319.20, in the second bill that is in the package that is listed at \$277.20 and if field services did it, it would be \$118.22. There is a significant savings here. We went with Servello to save money on the irrigation, it is not going to take very long at these numbers to exceed what it would cost to put a field services back on to do it.

Supv Kramer stated, But we have excessive water consumption when our field services folks were doing it. We also had lateral line breaks that were not being repaired properly instead they were being ratcheted down and we were not getting proper watering. We have ended up with a lawsuit with Davey.

*Crosstalk made the discussion inaudible.*

Supv Kramer stated this past month, not the rainy season, April 19th through May 19th when it was just as dry as dry can be our actual irrigation bill with Servello handling irrigation went down from \$16,000.00 to \$11,000.00. That is a \$5,000.00 savings in one month. Once we get through this proposal, and remember we are just now starting to correct a system that has had years long problems, we are getting those corrected now and it is going to cost us some up front but in the long run I think we are going to see significant savings. We agreed to give it a good six months and see how it goes. I think we should continue on with that and try to get our irrigation systems set up properly.

Supv Berube stated, We will purposely spend more money than we would otherwise spend because you want to prove a point and that is fine. When we get to the end of the six-month period, I will be happy to look at it again and we will have the discussion. You are spending people's money foolishly, not to mention the value of having another guy on field services staff, the value of that is when there is a sprinkler

Harmony CDD  
June 24, 2021

gushing somebody can get there right now and fix it. What if it is on the weekend and there is nobody around when we have staff and Servello does not. There is a value to that.

Supv Kramer stated we also have a Maxicom system that when it is properly aligned it will have remote control over much of this or offsite control.

Servello Rep stated, No we will not. I have tried to access the Maxicom system and it is actually based off the server in the office. The system is antiquated and on an older operating system, it is on Windows XP and it cannot cross platforms. If you were to upgrade your computers to Windows 7 or Windows 10 the software for Maxicom would not work on it. For us to be able to access the server that Maxicom is on we cannot actually upload updates on Windows XP because TeamViewer does not support that. When you go on Google to try to update it Google says it does not support XP.

It is kind of a quandary because you cannot get rid of that operating system because the Maxicom only goes up to that system because you have the first generation Maxicom, which actually your controllers are outdated. You cannot get 24s anymore you can only get 48's, you can get the 48's on Amazon by getting used and piece together. I am here because I want your system to be correct; I understand that we cannot live here on site and we cannot jump on it on a moment's notice. I get that and I understand that and I do respect your point that if you have it underneath one of the gentleman who works for Mr. van der Snel you have an instant response, But that being said, I also inherited this and it was supposed to be a working system. We found valves that were throttled down and once we turned those valves on, once we located them and turn them on we found broken heads and broken lateral lines, so apparently it was course of action if you find a big issue that zone does not need to run, that is not a repair. I want the system to operate and me charging you what I am charging you for the repairs to get the system to operate, I do not personally benefit. I have a job with Servello, I do not make a Commission, I am salary based. I am on the job site for 16 hours today because I care. I cannot stress that enough. I want your grass here to thrive and you are not the first property that I have gotten pushed back, I have been with Servello for 3 1/2 years now and I get pushed back because they say when I come in you cost me money. When I come in I tell you we have a bridge to cross and once we cross that bridge you are not going to get these exorbitant bills. I want to come in and correct your system, get it up to par and have you happy, that is my goal. One of the things I do not understand is that we use Maxicom to shut off the

Harmony CDD  
June 24, 2021

system, this is a 1000 acre property, and I know we do not maintain 1000 acres completely but by it raining we say let us shut off Maxicom. We are shutting off controllers widespread across the property. Can you guarantee me that it rained on 95% of the property or did it rain on an eighth of the property, a third of the property or half of the property? We actually need rain sensors on the controllers which I have found most of the controllers do not have either a rain sensor at all, not operating or not even connected. Rain sensors are a Florida statute. I am not the rain police, and I am not going to run after you saying I am going to get you in trouble. It is actually BMP management. It will save you water in the end. It will save your soil in the end. It will save your grass in the end, because if you get water in 1/3 of the property and you shut the system down that means it is not going to water on the other 2/3 until the next cycle, where if you have the individual rain sensors it will shut it down. People think with irrigation systems there is not technology, there is technology in water. The new rain sensors that we have out there, the mini clicks, rain sensors that measure the water and then shut the system down when you get  $\frac{3}{4}$  of an inch, the new systems actually if it starts raining shuts it down, that is a rain sensor that will go on your Maxicom. It will then gauge if it got that  $\frac{3}{4}$  inch of rain and if it did not it, allows the system to continue running. For the controllers that you have now, you can actually include them on the nodes which are actually battery operated in the ground the only thing that we would need to do is take a piece of PVC out of the ground and have wired rain sensors. The cost of them installed, you are looking at \$75 each and you have maybe 20 to 30 controllers; this will actually allow the system to operate itself and not depend on a person to decide whether or not it is off or on. If it rains enough it will shut down this area and if it does not rain enough in this other area it will continue to water and your grass will continue to thrive. That being said, that is all I have to say and if you have any other questions please let me know.

Supv Kassel Stated I agree that we agreed to give this a try, clearly the system needs some improvement and whether it is through Servello or field services that improvement would come at a cost. I do not think we are wasting money at all and I think we are investing in our irrigation system and our landscaping.

Supv Leet stated I have a question. I am not sure if there is someone within Servello, through my work I deal a lot with using older hardware and having to deal with older operating systems like this, Is there somebody I can talk to about what our situation

Harmony CDD  
June 24, 2021

is and what options we might have, whether it involves a new computer and figuring out a way to bring that interface in. I understand it is kind of stringing things along with the old the old hardware.

Servello Rep stated, If you know of any kind of system where we can remotely access the server that will cross platforms between Windows XP, and Windows 7, I am all for it.

Supv Leet asked, Would Mr. van der Snel have the information on the hardware? Are we talking serial boards, who is the right person to talk to?

Supv Kramer asked, Mr. Westmark, would you be able to work with Supervisor Leet?

Mr. Westmark responded, Absolutely.

Supv Kramer stated if you will provide him with a card or your information. Any other information on our financial statements?

Supv Berube responded Yes. Thank you for speaking out on that. I wanted to point out something on the service of vehicles. Vehicles are not being serviced, because there are too many constrictions on getting them serviced. Having said that, if you will look at page 160, getting a brake job done on a Bobcat was \$491.00 and had I done that work it would have cost \$54.00. The machine is still down and if you look at this, there was only three wheels done on brakes because it was going to exceed \$500.00 to do all four. The machine is broken, it has been broken for two months. The second one is a Kawasaki mule it was \$87.55 paid to labor and had I done that work it would have been zero. The next is Supreme Quick Lube on the Chevy/GMC truck for \$62.00, \$40.00 had I done it. I know these are good numbers because I used to do this work. Additionally, there are hidden costs to sending these vehicles down the road. Specifically, our most expensive field services guy is right here and is the guy who has to load vehicles onto the trailer, the trailer that they Chairwoman did not see the value in buying, but that vehicle now has to be loaded on that trailer, hauled somewhere and typically sits at a service facility for a couple of weeks in general over and over again.

Supv Kramer stated, I am hoping through Inframark we will improve our vehicle servicing. I appreciated all of the servicing that you did, the problem with it is that you are doing it in a garage in Harmony, which is a residential zoned neighborhood. There are liability issues if you should get injured or if someone operating the vehicle should get

Harmony CDD  
June 24, 2021

injured for a failure that might happen. It is something that you resigned from and now we have reviewed it. I think strictly because Inframark employees will be using the vehicles it is important that they will be addressing the vehicles and the ownership and control of those later on in the meeting, so this may be a moot point altogether. At this point is there any other comments on vehicle servicing? I do have one thing, I have noticed and am concerned that there has been somewhat you might call in voice splitting and I spoke with Mr. van der Snel about this and Inframark to date where invoices were intentionally split apart. Our procurement policy is not overbearing and in one case it was Advanced Marine buying four batteries. The batteries at Advanced Marine were \$149.00 apiece and if you check TOHO Marine which would be a typical second check, they were \$129.00 apiece. Instead, when the invoice was issued, and it was over \$500.00 so the invoice was sent back, and they were asked by Mr. van der Snel to split it into two invoices to keep each one of the invoices under the \$500.00 limit. This happened with Swamp Customs, it happened with a number of different issues. We are working through with our procurement policy but we always have the ability if we are not able to get the number of quotes, which are typically very easy just go to the Internet or call a local vendor and they give it to you quickly, but if you are not able to get the number of quotes for a more complex issue then you just let the reasoning be known and the entity, whether it be the Board or the District Manager at that time, can choose to waive that. So, I do not see the problem. Actually, the procurement policy has saved us an enormous amount of money. There was one on a pool lock issue that Mr. van der Snel asked for permission to spend \$1132.00 on a lock and after it got a second look by the District Manager and sent back, he found he could get it done for much less.

Mr. van der Snel stated that is because they double charged it.

Supv Kramer stated, But you did not notice it until it was kicked back, and you had to look closer. We had the same thing on a couple of other issues, so actually our procurement policy is saving us a considerable amount of money. We had an LED lamp in the pool and once it was kicked back for a second quote all of a sudden it is working again, and we did not have to replace it. We have a number of these issues; it is good to have a second set of eyes on any procurement that is of a significant dollar amount and this Board has set that dollar amount at \$500.00. That is my comment on this. And again, we need to make sure we are doing our procurement responsibly and transparently so that

Harmony CDD  
June 24, 2021

our public out there is aware of what we are doing and what we are getting for our dollars.

Supv Kramer asked any other questions?

Hearing none,

Supv Kassel seconded the motion, with all in favor, the consent agenda was approved, excluding the John Warner payment for \$1,000.00.

Supv Berube stated in looking over the agenda I do not see a scheduling of the public hearing to approve the budget.

Supv Kramer stated that was done at the last meeting.

Mr. Koncar stated You scheduled it 60 days out, we approved the resolution at the last meeting that scheduled it for your July meeting.

Supv Berube asked, Included in that was there a review of the rates for the garden and parking facilities?

Supv Kramer responded, No, no one presented any background information, so we did not carry that on the agenda. We can set that on the next agenda if you want to get with the HROA.

Supv Berube stated I have it, I mentioned it.

Supv Kramer stated we need it ten days in advance to get in the packet that is posted on the internet. If you can provide that ten days in advance, then it will be on next month's agenda.

**FOURTH ORDER OF BUSINESS      Old Business**

**A.      Landscape Contract Services Re-Bid or Extension**

Supv Kramer stated discussion whether we should rebid. We were given a legal opinion that said we could continue on with our current landscape contract services for another year if we so choose or we can choose to start the rebidding process. I do not know whether that rebid process would have Servello back or having another firm come in. I will open the floor to discussion on whether we rebid. If we are going to rebid, we need to make that decision now so that we can get that process started since we do have to go through the full statutory rebid process.

Harmony CDD  
June 24, 2021

Supv Berube stated, I think we're at the point with Servello where we always get where we get four or five years in with a landscaper and the quality starts to get a little testy. Having said that, I can almost certainly bet that if we go to bid again right now that our new pricing is going to increase significantly. I am unclear where we are at with Servello do we already have the pricing for the extension. Is it up another 3%?

Supv Kramer responded, Actually we had consolidated and cleaned all of that up just for this point in time, did you want to speak to the increase?

Mr. Betancourt responded 1.5%.

Supv Berube stated we budgeted 2%. It is a guarantee if we change it is going to go up, I think we have been working pretty well with Servello, I think the quality in many areas could be stepped up a little bit, in general it is relatively good, so from my opinion knowing what would happen if we go out to RFP I am okay with staying with Servello knowing we have a fixed cost.

Supv Kassel stated I am for staying with Servello, I think they have been trying, there have been improvements, they have been one of the better contractors to work with and I am happy to stay with them.

Supv Leet stated especially in conjunction with the irrigation that we are still in the process of ramping up. I feel we would be making a more important decision on the other side of that and I would be in favor of extending as well.

Supv Berube stated, The things that I see is green stuff growing out of mulch, the sod generally under the trees along Five Oaks and Cat Brier are very thin, golf course side on both of those areas along the tree line, the sod under there, I know it is in the shade and is probably part of the problem, but that sod is pretty weak and needs something.

Mr. Betancourt stated there are certain parts on the Cat Brier, especially in front of the homes, it is basically all shade. I will get with and talk to Mr. Feliciano and get with the horticultural department and we will figure out something to put there.

Supv Berube stated there are certain other areas of sod that that I have pointed out to Mr. van der Snel, there is an area behind my house and along Schoolhouse where they sod is just thin. It never got vibrant this season and of course the last thing is the two Bermuda fields on Lakeshore Park and in Neighborhood F [Blazing Star]. We spent a lot of money on those fields a couple of years back trying to rejuvenate them, they do not

Harmony CDD  
June 24, 2021

look good. Those are my three hot buttons; the rest of the property is okay. Again, I am fine with sticking with you guys, you are responsive, and we have pitfalls here and there but knowing we have a fixed cost let us move and stick with Servello in my opinion.

Supv Kramer stated I would entertain a motion.

<p>On MOTION by Supv Berube seconded by Supv Kassel, with all in favor, to extend the contract for one more year with Servello for landscaping services with a 1.5% increase was approved.</p>
--

**B. Billy's Trail Discussions with Forestar Concerning Continued Access**

Supv Kramer stated next is the Billy's Trail.

Supv Leet stated I spoke with Alex Madison, he is the director of development for this region with Forestar, basically we are good to go, they have no intention of restricting or doing anything to affect our residents use of Billy's Trail or the attached areas. They do still have some cattle that are grazing on some of those adjacent fields, but the maintenance of those side trails it is probably property that the CDD cannot do anything about and it had been handled through the Nature and Animal Committee associated with the HROA. If there is to be any future agreement or anything, Supervisor Kassel I can give you his contact information. As far as the CDD point-of-view and being justified in surveying and rehabilitating they tract that goes along that goes along the Enclave's neighborhood, I think we are good to go.

Supv Kramer stated that is good news.

Supv Kassel asked what are the next steps now? What is the condition of the trail? We had that area that there was a low point, what is the condition of that now and what do we need to do?

Supv Leet responded There was a drainage structure that was added, I am not sure if that structure is actually on our tract or on the other side, but I would want to talk with someone with Pegasus to get a better sense of what that next step would be, whether we do need to formally survey or if we can piggyback off of what has already been done by the developer staking out their tract.

Supv Kramer asked Mr. Hamstra are you familiar with it?

Mr. Hamstra responded no I am not.



Harmony CDD  
June 24, 2021

Supv Kramer stated we will get you up to speed on it. In the past if a survey marker is out for the Enclave's because their west boundary is our east a boundary of that tract, it is not too hard to pull off of it, but I think Johnston's has surveyed it a number of times and we are kind of tired of paying them to come out and re-survey.

Supv Berube stated, Refresh my memory, and this is going back to what you just brought up with Johnston's survey. Is Billy's Trail completely contained on our property?

Supv Kramer responded, Actually Billy's Trail does not start until off our property

Supv Kassel stated, The trail head starts on CDD property and moves through CDD property until it goes around like this until you reach a gate where it becomes Forestar property. That is where the sign for Billy's Trail used to be, but the whole thing was considered Billy's Trail.

Supv Berube stated, From the trailhead to the gate is all CDD property.

Supv Leet stated, We have the tract that goes along the west side, the issue is the physical trail itself, the clearing was done not exactly along the boundary, so when they came through and staked out everything it was mostly cut off.

Supv Kramer stated, We were able to get that corrected. Our well-tread path kind of veered off into where the Enclave's is now. When they developed the Enclave's we pulled it back and cleared. Brad did a great job doing some clearing in there and gave us another walkthrough. Then we have a spot under a tree to avoid getting into a Conservation Area to the west and we need a little adjustment at that point where we go under the tree. The bigger issue is when we get out there to where they were dewatering across our property. They shut the dewatering operation down and from what I understand there may be a structure there now.

Mr. Leet stated, There is an outflow there now, I cannot tell but it looks like it goes mostly to the tree line and that would put the outflow on our property. We need to make sure everything is graded correctly.

Supv Kramer stated, It sounds like this is an engineering project.

Mr. Hamstra stated, I will be out here next Thursday with the County. I will get Ms. Montagna and you to point me in the right direction.

Supv Berube stated, My question comes down to do we have a usable trail all on our property now.

Supv Kassel stated, It is a 10-minute walk out of more than a half hour walk.

Harmony CDD  
June 24, 2021

Supv Leet stated, The Old Branch Road, there is still a little bit that is SunTerra property and then it cuts over to Forestar even before you get to any of the signed trails.

Supv Kramer stated, The part that is on CDD property now is going to need some enhancements to regain its natural look.

Supv Kassel stated, The construction of the Enclave's ripped everything apart there.

Supv Kramer stated, It decimated the buffer we had and now basically our portion of the trail is looking in people's backyards. Maybe we can put some firebush or wax myrtle or something else that can grow up quickly.

Supv Berube asked, Does this require a cooperative agreement between the HROA for the cutting and enhancement?

Supv Kassel responded, I do not think so because it is on CDD property.

Supv Leet stated, The HROA was for the side trails on private property.

Supv Kassel stated, The way the HROA comes into it is the HROA was paying a contractor to mow Billy's Trail up through what is essentially the swamp and that may remain the case. The CDD property is the CDD property.

Supv Kramer stated, If you all could put together a plan.

## **FIFTH ORDER OF BUSINESS**

## **New Business**

### **A. Reserve Study**

Supv Kramer stated the first item is a reserve study. We have three quotes.

Mr. Koncar stated as you will recall the Board asked us to go out and get proposals for reserved studies. They have been slow in coming in, but we did get a third one yesterday. I sent those to the board plus a summary sheet of each proposal and what they cost were. You can see Community Advisors is low at \$3900. I would be a little concerned and am not sure you are going to get what you are looking for at that price with that group. The other two, Dreux Isaac wanted \$25,000 with \$12,500 up front and with Reserve Advisors \$12,500 was their base price and due at signing was half \$6250. They did have some other items on there if we wanted to take advantage of them. There was a computer model that I am not sure we need or that we want it. They do have the insurance appraisal option if we want that.

Supv Kassel asked what is the value of that?

Harmony CDD  
June 24, 2021

Mr. Koncar responded it is an extra \$3000. The value for that is just to make sure that all of the District facilities and property are properly valued for insurance purposes. In other words to make sure they are not undervalued but also that they are not overvalued so you are not paying for more insurance than you need or in some cases it is undervalued and if there is some type of catastrophic event then you do not have enough money to rebuild a facility within the District.

Supv Berube stated, Having said that the purpose of doing a reserve study is to assign a value to a particular building, structure, or whatever, so if you are paying for the reserve study and the value is in the reserve study why would you pay another \$3500 to get the value again?

Mr. Koncar responded, As I said, this is an add on and was endemic to just their proposal. I have never really seen that in a reserve proposal. The other thing I thought was real interesting about theirs is that they give you one hard copy of the study and every other copy is \$75.00. I thought that was a little much. Those are the proposals that we have and there are two options. We can try to get some more proposals, because for all of our vendor contracts throughout the state they are coming in very slow, it is taking them a while to get them in. We can go back to the next meeting and try to bring some more proposals, or you can decide on one of these now.

Supv Berube stated, For the \$3500 for Reserve Advisors didn't I read that you people are doing business with them now in some places.

Mr. Koncar stated we do have some districts that they provide service for.

Supv Berube asked, Ms. Montagna are you familiar with them?

Ms. Montagna responded, I have never heard of them.

Supv Berube asked, Have you heard of any of these firms?

Ms. Montagna responded, The other two I have. I have worked a lot with Florida Reserves which does a lot in Hillsborough and Pasco counties.

Supv Berube asked, Is that the \$12,000 one?

Mr. Koncar responded, They did not submit a proposal.

Supv Berube asked, Do you have any experience with any of these directly?

Mr. Koncar responded, Community Advisors has done a couple of districts for us that we manage, one of them is St. Johns Forest. It is in the northeast and they did a reserve study for us there; we did not have any real problems with it. It is a reserve study

Harmony CDD  
June 24, 2021

like most of these, in a sense, they are going to give you a 30 year matrix that shows you what the value is now, what you have to put away each year to either replace or maintain your current facilities. We do have experience with that group, and we do have some experience with Reserve Advisors. I am not sure we have done anything with Dreux Isaac.

Supv Berube asked, Mr. Hamstra have you heard of any of these outfits?

Mr. Hamstra responded, If I am honest with you, I think \$3900 is awfully cheap. I hate to spend your money, but I do not know how you are going to get a detailed assessment for \$3900.

Supv Leet asked, What time did you send those out, Mr. Koncar?

Mr. Koncar responded, I sent them to you three times. I was communicating with Ms. Slaughter, because your emails kept coming back to me, but then she said she talked to you and said you are getting emails.

Supv Leet stated, Yes.

Mr. Koncar stated, I sent this last night, it had the matrix in it that showed the comparisons and then the proposals.

Supv Leet stated, Maybe Ms. Slaughter can send it to me, I get her emails.

Ms. Montagna stated, If you want to table it to next month, I can reach out to Reserve Specialists to see if they can submit one.

Supv Berube stated, We had a reserve study that was prepared by an engineer 20 years ago

Supv Kassel stated, It wasn't really a Reserve Study.

Suv Berube continued, and it gets modified all the time. This is a living document as time goes along so whether you spend \$3900, \$12,000 or \$25,000 it is going to get modified every year or so as you change things. With the spread we are seeing on what appears to be similar qualifications on paper with limited experience from our experts in the room I would feel more comfortable with at least one other shot, especially if Ms. Montagna has experience with Florida Reserve.

Ms. Montagna stated I have a couple of different relationships with a couple of different ones and I can reach out to them.

Supv Berube stated I like the recommendation style from our professionals.

Harmony CDD  
June 24, 2021

Supv Kramer stated, I was a little concerned with the Community Advisors. When I went to their website, they were marketing franchises for Community Advisors. I kind of went “oh, I don't know about that” and it seemed to be a one-man operation. I do not know that that is the case but that is what it shows in both the website and the proposal. I would be more comfortable; this is such an important study to have done and have done right by a firm that really knows what they are doing. Any opposition to delaying?

Supv Berube stated, Mr. Hamstra I asked your opinion, but I do not think I asked you if you have any recommendations.

Mr. Hamstra stated, The one that did Vista Lakes and I do not know if Mr. Koncar or Ms. Montagna know who that is. That one I was happy with.

Supv Berube ask, Which one did that?

Mr. Koncar responded, Let me check real quick.

Supv Kramer stated, The \$25,000 one.

Mr. Koncar stated, That was done some time ago and I can tell you their price was not \$25,000.

Supv Kramer stated, Possibly if we could talk to them, it is always when you are bumped up against that deadline to get it in and Dreux Isaacs may have said let us just throw this one out and maybe if someone spoke with them.

Mr. Hamstra stated, At Vista Lakes I think it was a renewal from five years prior and maybe why it was cheaper.

Supv Kassel stated, It would be helpful for us to understand what updates would cost. This is a ground floor reserve study; what would it cost us to have it updated every two or three years.

Supv Kramer stated, I think I saw Dreux Isaacs that it was \$25,000 dollars and then an update in five years would be \$5,000.

Mr. Koncar stated, It was Dreux Isaac that did Vista Lakes.

Supv Leet stated, It says first year update fee \$5000.

Supv Berube stated, They are really high.

Supv Kassel stated, I am wondering how often do we really need to update, it seems like every year is excessive.

Harmony CDD  
June 24, 2021

Mr. Koncar stated, I do not think you need to update a study like this every year, I think every five years is more than enough. It is just not needed because the values are not going to change that much from year to year unless you build something new and you are adding that to your insurance. It is something new and you are not talking about putting aside renewal and replacement funds for something brand new, at least in the first couple of years.

Supv Kassel stated, I'd like to know from Reserve Advisors and from any other bids we get, what subsequent studies would be.

Supv Kramer stated we will move this to Old Business on next month's agenda and hopefully have more and maybe some adjusted prices. This is such a critical cornerstone of what we do that we need to do this right. Any other questions or comments about this.

Supv Berube stated, When you do a reserve study like this, I presume somebody like Mr. van der Snel rides around with the study person and points out District property and District structures. Is that how this takes place?

Mr. Koncar responded, It depends, in this case you have an onsite full-time person so they would work with them, but it is mainly your District Engineer. The District Engineer is going to have information that they are looking for which would be drawings, and those type of things that they will do take offs from to create the values that they put in your matrix. They will work closely with the District Engineer, and Mr. van der Snel it would be good to work with in this case because he knows the property, and I would think that both of them could work together and initial review of the community and then for technical follow up they would talk to Mr. Hamstra.

Supv Berube stated, This place is spread out and there is a lot of stuff and you might say that is HOA property, that is condo property, this is CDD property and somebody new is not going to know.

Mr. Hamstra stated, We did the same with Vista Lakes. Ms. Montagna and I, we introduced ourselves, we divided and conquered, and it worked out well.

Supv Kramer stated, We will look forward to hearing more about that next month.

**B. Buck Lake Committee - Harmony West FY 2022 Annual Maintenance Plan**

Harmony CDD  
June 24, 2021

Supv Kramer stated the next item on the agenda is the Buck Lake committee. We have scheduled our next meeting for July 15<sup>th</sup>. At that time, we are going to be discussing the lake maintenance. I placed it in the agenda package, and I hope you had time to review it. They want our buy in and willingness to pay 50% of it. I have some concerns about the way that it is written if nothing else, in that it talks about doing maintenance from the shoreline, and I do not see how you can take care of a lake that size from the shoreline. I have asked Bio-Tech, which seems to be Harmony West's favorite lake manager, to provide me more information so I could provide it to you today, and I have not heard back from them. Again, number one is the initial maintenance, they say it is for wetland and upland buffer preservation areas to get rid of exotic species. If they are coming in for \$3500 and getting rid of all of our exotic species along our lake shoreline, I will sign up for that in a heartbeat; I am thinking that is not the case.

Supv Berube stated, Somehow this changed; we were around \$2175 a month or two ago.

Supv Kramer stated, That was for doing the initial Buck Lake Management Plan.

Supv Berube asked, Which was?

Supv Kramer responded, For Bio-Tech to draw up a plan that would then be presented to each of the Boards for us to agree on how to jointly manage the lake, not only actual physical treatment.

Supv Berube stated, So for \$4175 they were not doing any work.

Supv Kramer stated that was just for writing up the plan and to come in and present it to each of the boards show that we could agree. Now again we are stuck with the agreement we thought they owned the lake and we are required to be a 50% partner in order to maintain access do their lake.

Supv Kassel stated, But the boundaries.

Supv Kramer stated, The boundaries show it, I think it is a horribly written proposal and I have tried to convey to Bio-Tech, that they need to clean it up and put together a decent proposal. When we go to the meeting that is basically what I am going to tell them, that the way it is written it sounds like they are going to come onto Harmony West and they are going to treat the invasive species on Harmony West, they are going to come in and maintain the lake from the Harmony West lakeshore and we are going to pay 50% of the bill. I do not think that is going to work for us.

Harmony CDD  
June 24, 2021

Supv Berube stated, Supervisor Kassel has experience along with me with Bio-Tech some years past, and it was always like, this a poorly written proposal at some outrageous amount of money with not much detail and when you questioned it, it was well and that is what we got.

Supv Kramer stated, The other thing that we got is last month I brought before you a detailed estimate of what we had invested in maintaining that amenity that they own for them during that period. We presented it to them, they took it to the Harmony West CDD Board and their statement back is they want to see our timesheets and our invoices for chemicals. Now, our cost to maintain the lake are considerably less then what they are looking at here. We can no longer continue maintaining the lake because we cannot get out on boats to do that but why are you questioning me when you are willing to write a blank check for twice that much or three times that much. I wanted to keep the Board informed that I am not happy with what I have to work with because of the other half.

Supv Berube stated, The problem is that Bio-Tech sells all of these professional managers on all of their qualifications and Bio-Tech gets all of the business when a CDD or HOA is managed professionally, as soon as homeowners take over the CDDs and HOAs, generally, Bio-Tech is out because someone is now paying attention to what is coming up in front of them.

Supv Kramer stated, I agree to push back but understand that it is a committee of two and if we come to an impasse then they may say that our agreement is violated and pull the plug. I am kind of in a box, but I will do the best that I can with what we have to work with, and Ms. Montagna will be backing me up.

Ms. Montagna stated I will be attending the meeting.

Supv Kramer stated the one thing that we will be dealing with at that meeting in addition this maintenance proposal is the is the Buck Lake policies. Right now, we have a policy that is in the agreement and is a policy that no motorized vessels except for rescue boats can be gas powered. That one is maintained. Are there any additional Buck Lake policies that we have? I know we had a policy that on Tuesdays the lake rests, there is nothing, no boats, no fishing and that is not what our website says. Our website says on Tuesdays we do not put Harmony CDD boats in the lake because of maintenance but it is okay to fish in the lake from the shoreline. I am not sure when the website got



Harmony CDD  
June 24, 2021

changed. I do not know if we need to go back and change our website to say Tuesday the lake rests and therefore nothing happens on the lake. If we want to do that and go back to that then we need to change our website and also I will convey that at the meeting, but I need direction from the Board since I do not see anything tangible to get my hands around.

Supv Berube stated, I would agree with no boats on the lake on Tuesdays but to tell people they cannot walk down there and go fishing is a little bit of a stretch and I am not really sure why the lake needs to rest, but it has been the policy forever that Tuesday is off limits to boats. How it got changed on the website I do not know but the gentleman to your left can surely change it to anything that you want.

Supv Kramer stated, I would defer to the Board's decision on that.

Supv Berube stated, I would agree with keeping Tuesdays the boats are shut down.

Supv Kassel stated, I agree.

Supv Kramer stated, So we would ask that no boats

Supv Kassel stated, No boats on Tuesday, but the other thing that has not been addressed is that it has been, at least for us, that boat use is for residents and their guests.

Supv Leet stated, Maybe you misread the website it says fishing is permitted including Tuesdays when the boats are undergoing weekly maintenance. Maybe the maintenance part is not accurate, but we are not saying people cannot fish on Tuesdays.

Supv Kramer stated, I think in the past that was.

Supv Kassel stated, Not to my knowledge.

Supv Berube stated, I remember no boats on Tuesdays. Supervisor Kassel what was your last point about?

Supv Kassel stated that the use of boats on Buck Lake are for residents and their guests only, in other words that Harmony West does not open it up to the public.

Supv Kramer stated, Here is the discussion and I will lay it out, they are adamant that nobody from the public will be able to use that lake, and when I explained to them you cannot do that because you are a governmental entity and Florida State law says we have to.

Supv Kassel stated Well, you cannot prohibit, but you can regulate.

Harmony CDD  
June 24, 2021

Supv Kramer I explained to them that it was important to adopt a regulation policy and their attorney backed me up on that and said you cannot just leave it as that you have to go through a homeowner's regulated gate to get to the lake therefore you cannot get to it. They have to put in a policy just like we have that if you want to use this public facility and you are not a resident of the neighborhood then you have to pay the fee and then you can get a card and you will have regulated access. My understanding is they are doing that, and I will make sure that is brought to their attention again so that it does not slip through a crack and then all of a sudden, we had the floodgates opened.

Supv Berube stated, They have decided not to let field services continue treating the lake. Is that a hard and fast with them?

Supv Kramer responded, We cannot. I appreciate the thought that you think you can treat that lake from the shoreline, but we cannot.

Supv Berube stated, Bio-Tech thinks they can. You brought it up.

Supv Kramer stated, I brought up what they wrote in their proposal but again we will be talking to them on July 15<sup>th</sup>. There is no professional in their right mind that thinks you can manage that lake from the shoreline.

Supv Berube stated, Unless you are not going to do much to it.

Supv Kassel stated, That is Bio-Tech.

Supv Kramer stated, I would very much oppose us continuing trying to maintain the lake for the sheer concern of what happens if the Inframark field staff is unable to manage and we get a horrible algae bloom and fish kill right at the peak of Harmony West / Forestar housing marketing plan.

Any other thoughts or questions about the Harmony-Harmony West Buck Lake Committee meeting coming up?

## **SIXTH ORDER OF BUSINESS**

### **Subcontractors' Reports**

#### **A. Servello**

##### **i. Grounds Maintenance Status**

Mr. Betancourt stated the mulching project has been completed, the lightning strike tree on Five Oaks has been taken out and we are installing the donated tree tomorrow. As you pointed out, Supervisor Berube, I am behind, not by much, but I am behind on the maintenance. We will get it caught up.

Supv Kramer stated, We are looking for you to.

Harmony CDD  
June 24, 2021

Supv Berube stated, Last month Supervisor Kassel asked about bagged mulch behind Lakeshore park, around trash cans, benches and what not.

Mr. Betancourt stated that is done. It was done on Wednesday; I probably need one or two bags for a garbage can.

## **ii. Irrigation Status**

### **a. Irrigation Maintenance Proposal**

Supv Kramer stated, The other quick question is the irrigation maintenance proposal that I think Mr. Westmark is going to address quickly.

Mr. Westmark stated it is proposal 5564. There are quite a few zones that are not functioning, and we have to do a diagnostic on that. What that will consist of is us hooking up a machine to it and tracking wire to find out the electrical and mechanical operation of the valve or if the wire itself going to the valve is viable. We are only charging \$65.00 per valve for that. The wire tracking can take much longer than an hour, but we do not charge for that additional time we just charge for one hour minimum. There are 23 to 25 valves that are not functioning.

Supv Kramer asked, Are there any of those zones that we do not want to be functioning?

Mr. Westmark stated that we do not need them if they are bubblers?

Supv Kramer responded there are some zones on the south side of 192, and I do not know if Harmony CDD wants to continue maintaining those.

Supv Kassel asked, Do we own that property?

Supv Kramer responded, No.

Supv Kassel asked, Are they FDOT property?

Supv Berube asked, You were talking about the private property stuff?

Supv Kramer responded, I do not know. Is it FDOT property on the south side that that zone serviced?

Mr. van der Snel asked, Where the tunnel is?

Supv Kramer responded, On the other side of the tunnel, on the other side of 192. Remember where we had that big leak.

Mr. van der Snell stated, That is Bahia, but we closed all of that off.

Supv Kramer stated, What I am asking is he proposing to open some of it back up?

Harmony CDD  
June 24, 2021

Mr. van der Snel responded, That I do not know.

Mr. Westmark asked, Do you know which satellite controller area that is off hand?

Mr. van der Snel responded, That is one and three. 5 and 12 should also not be watering Bahia.

Mr. Westmark stated, I will go through these and check to make sure that they are not.

Supv Berube stated, It would seem that you two guys need to get together about what is off that stays off.

Supv Kramer stated, Not all of what is off because Mr. van derSnel had turned off the sprinklers in the middle of 192.

Supv Berube stated, I mean what is off on purpose.

Supv Kramer stated, Yes, we need to clarify what is off on purpose and so if you all could get together and take those out of the proposal. There are some that are off on purpose because they were irrigating private property or property that we do not own.

Supv Berube stated, Mr. Betancourt we have some valves that are off and you are running them manually to keep stuff green, is that correct?

Mr. Betancourt responded, Yes.

Supv Berube stated, It is not an emergency here of grass going dead because he is putting water on it as it needs it. We have time here where you guys can get together and do a potentially revised proposal.

Mr. Betancourt stated, Absolutely. These zones that are on here, these controllers are not one two or three, these are more along Cat Brier which is clock 8 and clock 25.

Mr. van der Snel stated, Clock 25 is the west entrance and one of the involved. The fence line, the Bahia is not getting on the 192 side.

Mr. Betancourt stated, Mainly what is on this proposal is inside and has nothing to do with Bahia. There is one for one of the pocket parks that have very low pressure.

Supv Kramer stated, What I would like to do, at the pleasure of the Board, but what I would like to do is go ahead and approve the proposal with the requirement that Mr. Van der Snal, Mr. Westmark and Mr. Betancourt get together and eliminate those areas since they have these areas very well itemized and those areas will just be pulled back. That can be done before whatever the final agreement is is written up.

Harmony CDD  
June 24, 2021

Mr. Westmark asked, Did you say satellite 2 is also under them?

Mr. van der Snel stated, Number 2 is the median on 192. That has been discontinued.

Supv Kramer stated, I would like to see that come back on; I do not know if the rest of the Board does. I know that you did not like your people out there...

Mr. van der Snel stated, If they are maintaining it that is fine, but I would not let CDD staff with cars flying by.

Supv Kramer stated, I will let them figure it out and if it is a problem, they can bring it back and talk to us about it.

Supv Berube asked, What line item are you going to take this out of?

Supv Kassel responded, Would it not be under irrigation?

Supv Kramer responded, I think it would be under irrigation.

Mr. Koncar asked, Are you talking about repair and maintenance?

Supv Kramer responded, Repair and maintenance-irrigation.

Mr. Koncar responded, You have spent \$3,600.00 for the year and you have \$15,000.00 budgeted.

Supv Kassel MOVED to approve the proposal from Servello irrigation maintenance proposal 5564 for a total of \$6,618.06 and Supv Leet seconded the motion.
---

Supv Berube stated, Not to exceed.

Mr. Koncar asked, Does the motion include the comment from the Chair about getting with Mr. van der Snel.

Supv Kramer stated, To remove the stuff on the south side of 192 and the ones that irrigate Fusilier property.

Supv Berube stated, That is why I said not to exceed because there is going to be some removals.

Supv Kramer asked, Is that included in your motion?

Mr. Westmark asked, May I interject something?

Supv Kramer responded, Certainly.

MR. Westmark stated, This is diagnostics on quite a few valves, this is not repairing the valves. There will be another proposal coming not are we going to have to

Harmony CDD  
June 24, 2021

repair the valves it is going to be a substantial amount. I am just forewarning you of this; I do not want anything to popup later.

Supv Kassel asked, What are we talking about for substantial?

Mr. Westmark responded, There could be a potential NTE for each valve of \$500 to \$550, because of too much valve sticking up and repairing the valve; I would say on average it balances out to about \$375 to \$400 per valve. The \$550 is just in the event we have a bigger issue than expected because we have not excavated. If you are looking at 20 valves minimum, you are looking at \$8,000.00 for those valves. I want you to understand that before you commit to this.

Supv Kramer stated, Your diagnostics would tell us what we need to look at. We need a functioning system.

Mr. Westmark stated, We could actually diagnosis and find out it is as simple as a \$34.00 solenoid. We have found it to be loose connections before. It is an unknown and I just want you to know that after that fact I am the bearer of even worse news, say we get the valve running and we turn on this lateral line now and it has not run in a while, how do we know there are not lateral line breaks and broken heads. I want you to understand that is not a great exponential cost but it is going to include more and more repairs.

Supv Berube stated, We appreciate that, and I figured you were going to say something like that.

Supv Kramer stated, We need to do it because otherwise our system is not running properly, and we have more weeds encroaching and more grass dying.

Supv Berube stated, So this is going to get us to those valves that you just mentioned to figure out what is going on with all the valves on this list.

Mr. Westmark stated, Yes, sir.

Supv Berube stated, And then once you know what is going on valve by valve, then we are going to get another one of these proposals to fix all of those valves.

Mr. Westmark stated, Correct.

Supv Kramer stated, Unless the repair is so small it is under their limit. So let's hope for that.

Supv Berube stated, That is where I am going. If they have \$1,000.00 to spend and a \$34.00 solenoid.

Mr. Westmark stated, To be quite honest if we diagnosis this at \$34.00 I am not

Harmony CDD  
June 24, 2021

going to quibble over that. I would rather have your grass growing properly than charge you to fix it. It is not worth the time and effort to submit a proposal; I would rather give 15 solenoids to just get it up and running than sit there and individually bid you.

Supv Berube asked, Don't they have a \$1,000.00 discretionary?

Supv Kramer responded, Yes, they do.

Supv Berube stated, So if you have a bunch of small stuff.

Mr. Westmark stated, We can go ahead and do that. I understand.

Supv Kramer stated, We have a motion and second on the floor.

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

## **SEVENTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. District Engineer**

Mr. Hamstra asked with the Board's permission can we move #1 to the end of my report?

Supv Kramer responded, We can do that.

### **ii. Proposed Dog Park**

Mr. Hamstra stated, I compared the Steve Boyd Osceola County approved site plan and noticed the fence quantity was different for what Chapco has in there. I took Chapco's total fee and divided it by the length of the fence they had in their proposal, then multiplied it out by Mr. Boyd's approved site plan and came up with \$17,250.00 or \$17,500.00. If you want to approve Chapco's up to a certain amount because they have not giving you an official proposal, but that is what I saw as far as quantities.

Supv Berube asked, Can we talk about the site plan for a minute?

Mr. Hamstra responded, Yes, sir.

Supv Berube stated, The map that I saw is in the wrong site.

Mr. Hamstra stated, That was my concluding sentence in my memo. I talked to Mr. van der Snel about where he thought it was going versus what Mr. Boyd gave me and what we got permitted is a different location, but my last question was where is this going.

Supv Kramer stated, we are county approved we have expended the dollar amount to have a site plan. Is one side of that road that significantly different than the other side?

Supv Berube responded, Yes.

Harmony CDD  
June 24, 2021

Supv Kramer stated, It will be a larger dog park where it is going now, I mean where he has it designed in. I do not know if there was board action that said which side of the road.

Supv Berube stated, It was always the east parcel not the west parcel.

Supv Kassel asked, Was it submitted to the county as being on the west parcel?

Mr. Hamstra responded, I saw surveys in Mr. Boyd's file on both sides. he had Johnston's do both boundary surveys for east and west.

Supv Kassel stated, But the west side was possibly going to be playground rather than a dog park. I wonder if the confusion is that.

Supv Berube stated, Mr. Boyd has visited the site at least twice with me and knew it was going to be that side.

Supv Kramer stated, It really does not matter; where we are right now we are here. We have delayed these poor people, residents, on the east side of this development for months and months. There is only a small difference in the size from one side to the other, even if we make this the dog park now and change our mind, it is fenced with a small entry concrete pad and a water line. We could change the use of it in the future but to go back now because somebody is concerned about which side of the road it is on is going to delay it significantly going forward.

Supv Berube asked, Have you looked at the site where it is set up for now? It is really sloping, and it is wet on the backside.

Supv Kramer responded, It does not go all the way to that far area. The actual fencing cuts off earlier. I did not see a significant difference on the two sides.

Supv Berube stated, The east parcel is filled and up and dry and if you walk on the west parcel and go down that slope it is pretty wet there, it is a wetland. I have no idea how it got from there to there but whatever the case it still strikes me that the east parcel is still the better choice.

Supv Kassel asked, Is the approval for the west side or the east side?

Mr. Hamstra responded, The west side.

Supv Kramer stated, That is what Mr. Boyd had submitted.

Ms. Montagna stated, I had some emails back and forth with him and he said that was always the plan and that is why I was questioning everyone, going 'wait, before we move forward, where is it supposed to go?'



Harmony CDD  
June 24, 2021

Mr. Hamstra stated, Mr. van der Snel, called me as soon as he got the memo and said what is going on it was always on the east side.

Supv Kramer stated, My frustration is that this did not come to our attention months and months ago. Mr. Boyd drew up the site plan and I want to say he had it to us in January, it was given to staff, and they were told to use it for a scope of services to go out for bids and apparently that was not done, it was not looked at. The fencing contractors were just taken out there and shown this is where we want it. If we had opened that up and looked at it, we would have caught it back then, but now we are six months down the road. Unless somebody has some overwhelming reason why one side of that entry road to the golf maintenance area is better than the other side, I do not see holding the residents up that much longer.

Mr. van der Snel stated, On May 20<sup>th</sup> I received the site development plan from Mr. Boyd. On May 27<sup>th</sup> I requested you for another one because I could not open it; that was the time I received the site plan.

Supv Kramer stated, Right, but I asked months before that to please use that site development plan, whatever he provided, use that for the scope of services and again, as I think the Board members recall, we had different proposals and we had to go back and rebid it because nobody's was uniform. We've been back and forth on this.

Supv Berube stated, There was no site development plan in January. Mr. Boyd did not do it until his last.

Supv Kramer stated, No.

Mr. Hamstra stated, I am assuming Chapco had to see something because they were very specific on gates and...

Mr. van der Snel stated, I told them that.

Supv Kramer stated, I think he gave him the number of feet based on what he measured on the other side of the road.

Mr. van der Snel stated, They measured.

Supv Berube stated, That is probably why there is a discrepancy between the quote and what you got off the site development plan. The site development plan is on the wrong side.

Supv Kramer stated, Again, I need Board direction, are we going to scrap what we have, scrap the approval from the County, scrap the money we have invested in Mr.

Harmony CDD  
June 24, 2021

Boyd drawing up the site development plan and getting it in, all the work I did with County staff. If we want to scrap all of that and start over again from square one, we can do that, but I need direction from the Board on what you want to do.

Supv Berube stated, I think it is a mistake to put it where it is currently situated; I do not think it is going to work out. You have a bigger swale there, it is wet in the back, the land slopes significantly, there is more tree interference.

Supv Kramer asked, Mr. Hamstra have you been out?

Mr. Hamstra responded, I have walked both after Mr. van der Snel told me. I see what Supervisor Berube is talking about, but it looks like from what Mr. Boyd drew, he avoided where it drops off that last 20 or 25 feet where that wetland kind of gets into the low area. I don't know if he knew that and pulled it away from the low area. The other side is dryer, but everything that I have gone through from Mr. Boyd's files this is the only thing I can find on all the different versions. There were four or five different site plans that showed the west side and that is why we are here discussing it.

Supv Kassel stated, I remember seeing the shape, but I did not realize it was on the ...

Mr. Hamstra stated, They had surveys for both sides but I have not seen 2 different versions of site plans.

Supv Berube stated, I do not know how he could have swapped it, we were there along with Ms. Suit, we stood right there. The Playground got scratched early on.

Supv Kramer stated, it does not matter , we do not have time, the question is not what happened in the past but does this Board want to move forward putting the dog park where we have the county's permission to put it, where we have bids already, where we have all of this stuff going on and we can move forward tomorrow?

Supv Berube responded, I do not.

Supv Kassel stated, I am divided. In looking at the tax map right now I see there are a lot of trees on the south side and I do not know if the shade is going to project into the park. That is a consideration of a dog park in Florida. In other words, the west side might be better from that perspective. I see also that there is a phone easement on the east side, and I do not know what that means in terms of...

Supv Kramer stated, It means they can come and dig it up.

Supv Berube stated, We were going to put water in this park and the water main is

Harmony CDD  
June 24, 2021

on the east parcel and not on the west.

Mr. van der Snel stated, There is a four-inch above ground meter that goes to the golf maintenance facility.

Supv Kramer stated, It is not our meter.

Supv Kassel stated, We had talked about getting a meter.

Supv Leet stated, The consequence of the phone easement.

Supv Kramer stated, They can come in when they want.

Supv Leet stated, We have done this work and I think we can all agree it is a better situated site in terms of how dry the land is there. You have the trees lining the street, so you get that effect on both sides. For how long the dog park should presumably be there and be available for residents, like Supervisor Kassel, I am divided.

Supv Kramer stated, I think shade in the dog park is important and this way we get shade from trees on both sides. The other is going to be in scorching hot sun.

Supv Kramer MOVED to approve moving forward with the dog park on the west side of the golf maintenance facility as is depicted in the site development plan that has been approved by Osceola County and working with Chapco to do a pro rata price increase on the fencing to increase the length of the fencing.

Supv Kramer inquired, If Inframark has a concrete crew that could possibly put in the pad.

Ms. Montagna responded, We do.

Supv Kramer stated, If you could look at that and see if that can be done and that we can move forward. The residents on that side have really had it rough without having anything kind of dog park.

Supv Leet seconded the motion, and with Supv Kramer, Supv Leet and Supv Kassel voting aye and Supv Berube voting nay, was approved. (3-1)

Mr. Hamstra stated, I will schedule the pre-application meeting with the County. I will coordinate with Mr. van der Snel and TOHO to get the water line connection approved. I have survey from Johnston's and they did find permanent markers in the

Harmony CDD  
June 24, 2021

ground so the fence guy should be able to find those without sending Johnston's back out there to survey the limits. Do you want to add benches, trash cans, doggy stations?

Supv Kramer stated, We have a trash can and doggy station we moved from the old dog park. I want to thank Ms. Montagna and Mr. van der Snel for taking care of that situation and I want to thank Mr. Steve Fusilier for working with us to allow us access on to that property to remove those items to return them to our ownership so we can now use them in this new dog park. The only thing we do not have is benches and we would want to add that.

Mr. van der Snel stated, We have benches.

Supv Berube stated, It will be part of the concrete install.

Mr. van der Snel stated, The concrete pads probably need to be calculated for the benches.

Ms. Montagna stated, Okay. How many benches do you have?

Mr. van der Snel responded, I have four.

Ms. Montagna asked, Will the dog park hold four?

Mr. Hamstra responded, Yes.

Supv Kassel stated, I will be happy to go over there with you to see where to site the benches. Are the benches on the site plan?

Supv Kramer responded, No, but there was a provision that was written in that allows us to put them wherever.

Mr. Hamstra stated, We still have to pull a building permit as well.

Supv Kassel stated, I will be happy to go over there to take a look for the best place to put the benches.

### **iii. Waterside Stormwater Ponds**

Mr. Hamstra stated, If you had a chance to look at the memorandum, we went out there two weeks ago and the pond is about four feet below where it should belong. We looked at the original soil boring that was done by Devo engineering, they did not punch through what they call a hard pan or a clay layer. It just may be that you are below average rainfall and that area is very sensitive to groundwater conditions. I have since then got rainfall gauge information from South Florida from 1998 to present. I will forward it to Mr. Koncar or Ms. Montagna to provide to you. We can monitor it this

Harmony CDD  
June 24, 2021

summer to see if it rises like it should. If the groundwater increase should stay low you can talk about what you want to do in the future to bring it to where it should be to appease the property owners who feel they are getting cheated on a lake.

Supv Berube stated, Apparently that pond is very shallow because they did not dig it very deep. I remember when they put the pond in, they went down to a sand layer and stopped, and it did not fill by itself very quickly. If we were to deepen that pond would that solve some of the problems? As you say go through a hardpan layer and get more groundwater filling the pond.

Mr. Hamstra responded, It might. The plan shows it to be 12 feet deep and I do not think it is that deep in the field. I have not seen any as-built construction plans to see what the actual depth is. If it is as shallow as I have been told from others you are going to have a constant water quality problem as well because the water gets warm and that is when you have all of your different nuisance type undesirables on the surface. If we get a surveyor out here in the near future maybe, we will do a couple of depth readings. If it is as shallow as six or eight feet we need to get it deeper both for the health of the lake and to see if we can punch through the hardpan to see if the lake will then recover the regional groundwater.

Supv Berube asked, Is it reasonable to assume that soil has a pretty high value, dirt is worth some money.

Mr. Hamstra responded, If it is good stuff there is a value to it.

Supv Berube stated< What would be under that pond is probably virgin soil and I have to think some contractor would be willing to go in there and dig to reduce some of the cost in exchange for giving him the dirt.

Mr. Hamstra stated, Possibly.

Supv Kramer stated, You will be monitoring over the rest of the season.

Mr. Hamstra stated, The next time we get a surveyor out here let me get a couple of depth readings to see if it is six feet or eight feet; it should have been 12 feet.

Supv Kramer stated, We are quasi in violation of the permit because it is not the permitted pond.

Mr. Hamstra stated, No it is not what was permitted. If the pond is four feet lower than it should be and was not as deep as it should be you are getting shallow...

Supv Kramer stated, Then you will bring back different options like Supervisor

Harmony CDD  
June 24, 2021

Berube suggested with maybe digging it out and what the different options are.

Mr. Hamstra stated, If the borings indicated soils used for good fill material, there is a value to that and they can dredge it for you for free and take it out of here.

Supv Kassel stated, But there is dewatering to be done.

Supv Kramer stated, It is a pretty intrusive process that might upset a lot of homeowners, but again it would give them continued waterfront property. If we turn it into dry retention, they might be concerned with that.

Supv Berube stated, That whole area needs sprucing up, at the very least putting some trees around the perimeter and putting some decent grass there.

Supv Kramer stated, We are going to wait until we do all this evaluation.

#### **iv. Five Oaks Drive Crosswalk Memo**

Mr. Hamstra stated, I happened to be out here after it rained on a Sunday and there was a nice puddle where the ramps are going. I brought it to the attention of Supervisor Kramer and Ms. Montagna. We put Ko-Pac Construction on notice that they are going to put their contract on hold. I got ahold of a gentleman named Jerry with Osceola County Roads and Bridge, he will meet with me next Thursday. His observation is similar to mine, there is an oak tree by where the ramp is going which is kind of pushing up the curb and gutter and preventing the water from going around the corner going to an inlet where it belongs. he is going to meet me about them fixing the gutter line so when it collects water it will find its way to the proper inlet to drain. Then we can get your contractor back on board to do the work you approved at the last meeting.

#### **v. Alleyway Maintenance Recommendations**

Mr. Hamstra stated, Based on my reading of Mr. Boyd's memorandum to the Board last year, he had ranked some neighborhoods and it appears that all but one from his memorandum have been completed, that being C1 and C2 and the question is whether you want to do that now or later to have me work with Ms. Montagna and Mr. van der Snel to prepare formal bid documents to get three quotes and get a price.

Supv Berube stated, If you are going to go down that road I do not agree with redoing them, but having said that getting them milled by any of these small contractors has proven to be very difficult in the past, none of them would mill them because of the weird dip. That dip also makes it difficult to eliminate the ponding you see. If we are

Harmony CDD  
June 24, 2021

going to go down this road, we need to make sure if they are going to mill, they are actually going to mill it because it turned into a battle the last time. We also need to make it where the contractor has to flood it when he is done so we do not have this ponding. If we are going to do a contract to eliminate ponding, there is only one way to find out if it's still ponds after they are done paving and that is to flood it.

Mr. Hamstra stated, We will get a water truck out.

Supv Kramer stated, That is a situation you always have to check when you have an inverted crown. I presume we have a really good, confident engineer on the team, he could do an excellent scope and walk us through this and not suffer the slings and arrows of past repeating projects.

Mr. Hamstra stated, You are going to get a lot of guys who say they can do asphalt but very few do milling and resurfacing. We will filter those out and see and see what we can do.

Supv Kramer stated, I think it is important at this time to have a motion to authorize you to do the scope of work and to start. I would entertain a motion to start the paving process by developing a scope and going out for bidding on repaving of the alleyways in C-1 and C-2.

Supv Berube stated to that point there is a quote from the engineer in here already for \$15,000 for something. is that developing the scope not part of the \$15,000 you are requesting?

Mr. Hamstra responded, No, since you hired me last month, I never submitted an hourly for the work I have already done. It is to get me through the next couple of months until your fiscal year end. It is all part of what I have already done and will be doing for June, July, August, and September.

Supv Berube asked, Absent hourly billings?

Supv Kramer asked, Instead of hourly billings?

Mr. Hamstra stated, It is an hourly, not to exceed.

Supv Kassel stated, That includes doing the scope of work to go out to get bids for the alleyways.

Supv Kramer stated, I wanted us to have a consensus and a motion not to price it but that we are in agreement that we want to go forward with this scope of work and getting bids on it.

Harmony CDD  
June 24, 2021

Supv Kassel stated, That we are in agreement but not that we are actually committing to doing it.

Mr. Hamstra stated, We are bringing bids back to you.

Supv Kassel stated, I just wanted to clarify.

On MOTION by Supv Kassel seconded by Supv Leet, with all in favor, to have the District Engineer to develop the scope of service and obtaining bids for milling and repaving the Neighborhoods C-1 and C-2 was approved.
--

**i. District Engineer's Report**

Mr. Hamstra stated, If you want to prolong the minor projects to next month since you meet monthly it is fine with me.

Supv Kassel asked, Which projects are they?

Mr. Hamstra responded, The garden road, Cherry Hill, the foot bridges, the reserve study which Mr. Koncar has already introduced.

Supv Kramer stated, There is one project in there that I want to bring to the Board's attention, and we can discuss it in more depth at our next meeting. This project is a situation where the pool contractors are dumping fill in our swale areas and obstructing the drainage pattern that were designed. We are now having flooding in a lot of backyards. If we do get extensive rain, we could be having serious problems. We need to beef up whatever we do with pool contractors or any other contractor that are working and crossing our lands, but the immediate problem is one that exists where they did not return the swale to its appropriate position and we need both Mr. Hamstra and Ms. Montagna to go out on site, take a look at that area, devise a plan on how to restore that swale. We are in the middle of hurricane season and I would hate to see what happens.

Supv Berube stated, There is a situation going on there, but that whole area there and you have probably already looked at it, all of that land flows downhill, it was all filled when it was built and those drains are in the grass area and when it rains hard all of that stuff has to wash through between the houses. That whole area becomes a swimming pool already before all of these pools went in, there are some problems in that zone that requires careful attention.



Harmony CDD  
June 24, 2021

**vi. FY 2020/2021 Board Meetings and Miscellaneous Services**

On MOTION by Supv Kassel to approve the not to exceed of \$15,000.00 for services already performed and to be performed through the end of this fiscal year.

Supv Berube stated, I know we are locked in at this point but be aware this is going to blow your engineering line item right through the roof.

Supv Kramer stated We are already headed that way, we are going to have to re-appropriate things.

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

**vii. Stormwater Pond in Neighborhood O - Engineering Evaluation and Hydrilla Treatment**

No action or discussion.

**B. District Attorney**  
**i. District Counsel Report**

Mr. LaNasa stated a quick change to the agenda as around 90 minutes ago we received an email from Davey Tree Expert Company and some correspondence I would like to request a shade meeting for.

Supv Kramer asked, Do you have it in hand?

Mr. LaNasa responded, We have it in hand. They wanted a vote on it tonight and we have already made them aware that we need a month's advance for shade meetings pursuant to Chapter 286.1011. I ask the Board to make a motion so we can discuss our litigation expenditures and strategy, and we will get a court reporter for next month's meeting and will work with Mr. Koncar on changing the notice to let the audience know we will begin next month's meeting with the shade meeting.

On MOTION by Supv Leet seconded by Supv Kassel, with all in favor, a shade meeting on the Davey Tree litigation at the July 29<sup>th</sup> meeting was approved.

Harmony CDD  
June 24, 2021

1. **Inframark Contract Finalized, Executed, and Effective 6.1.21.**
2. **District Engineer Contract Finalized and Executed 6.1.21.**
3. **Enclave's Documents Executed and Sent to Developer 5.28.21.**
4. **Servello Tree Trimming Hold Addendum: Executed 6.4.21.**
5. **Chapco Fence Contract: Executed by Chapco Fence on 6.15.21.**
6. **KoPac- Sidewalk Contract: Executed 6.13.21; put on hold due to stormwater pond and grading issue at project location.**
7. **CDD Parcels on Tax Roll & Boundary Analysis: Ongoing with TC and PA.**
8. **Discussion on Dangerous Instrumentality Doctrine: CDD Vehicles**

Mr. LaNasa stated, We did a written report and most of these items you are all familiar with. The Enclave's documents were executed and sent to Mr. Jerman.

Supv Kramer asked, Is there any action you need on anything? I think the only item is the dangerous instrumentality document.

Mr. LaNasa stated, We did some research, put the case law in that there is a common law for strict vicarious liability, if we are going to have lending of the vehicles we can draft up some lease language where they will be responsible for damage of the vehicle plus including the District as an insured.

Ms. Montagna stated, That we want to put in there that they would have to be inspected first before we enter into that lease agreement.

Supv Kramer stated, What this is for the Board's edification is if somebody is using a vehicle that you own, and they go out and injure or kill somebody you as the owner are liable. We own the vehicles that Inframark employees are currently using so we need to form some sort arrangement either a lease or a sale, a turnover or whatever between the CDD and Inframark so that we are protected legally. You will work on that and bring it back to the Board ASAP.

Supv Berube stated, As long as we own it and insure it, is the most protection that we can provide for ourselves.

Supv Kramer stated, No.

Mr. LaNasa stated, We would have the lease agreement where ...

Supv Berube stated, Besides the lease agreement. Putting that aside we are going to have that, our best protection for our own protection, we should insure each vehicle on our policy as it is now. Yes?

Mr. LaNasa responded, Yes. Aside from lending them out.

Harmony CDD  
June 24, 2021

Supv Kramer stated, We will take care of the legalities and make sure the CD is protected. This does not involve boats; Florida Statute 327.32 specifically states that liability lies with the operator of the vessel not the owner of the vessel.

Ms. Montagna asked, Is this just for one truck?

Supv Kramer responded, This is for, we are going to refine that because I saw it a bit different than our legal counsel saw, we will look at that carefully to see if it is just the one truck because that is the licensed vehicle.

Ms. Montagna stated, It should not be for Mules or anything like that.

Supv Kramer stated, Not to my knowledge yet, they think it may include all of those.

Supv Kassel asked and then who is responsible for maintenance?

Supv Kramer responded they will have to be. They need to be responsible anyway because they have certain standards that they have to maintain their vehicles to.

Supv Kassel asked, Why would we not include the mules?

Supv Berube stated, You have five side-by-sides.

Ms. Montagna responded, Those are District equipment.

Supv Kramer stated, Again, the three of us will work on that.

Ms. Montagna stated, And Inframark’s attorney.

Mr. LaNasa asked, Did you have anything else.

Supv Kramer responded, I wanted to make everybody aware that there have been two break-ins at the RV storage lot area. Mr. Mark Hill is saying they have no responsibility, we do need to work with law enforcement and the owners of those vehicles regardless of who is responsibility it is, CDD’s or HROA. We need to work with them if we have any information, video or anything that might help in identifying the perpetrator.

Mr. LaNasa stated I am working with law enforcement.

Supv Kramer stated I would like to get the agreement we have with the HROA.

- 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)**

Harmony CDD  
June 24, 2021

Supv Kassel stated, I still have concerns with the District Ponds report and Wetlands Report. The issues are still not fixed.

Ms. Montagna stated, That is going to change, next month you will see a full report on that stuff. They are going to start including a daily report on those things to us that we are going to incorporate into a master report which I provided you today. That report is two weeks.

Supv Kramer stated, On the footbridges there are more boards that have been marked so we need to look at that and there is a safety rail. The Wetlands Report did indicate you are starting some invasive treatment in the eastern portion of the Lakes. We do not own any land east of the Lakes or east of Neighborhood O or any of that. Please do not send anybody on our authorization in there to treat. It is private property, although it is a Conservation Area, and designated as such, we do not have any ownership or an easement to be on that property.

Supv Kassel stated, Well if there is the CDD boundary.

Supv Kramer stated, It is the CDD boundary, but we do not own the land underneath the CDD boundary. Mr. Jerman has not deeded over any of that property outside of there or any of that. We do not own it.

Supv Berube stated, That has always been a problem. The water management permit and the CDD boundary are two different spots.

Supv Kramer stated, And that is what I have been working on and will work through Mr. Hamstra, we are going to get all of that done, but the water management district has not come back and said, because I was very clear in all the documents I submitted, that we will only be treating on CDD owned property and they seemed happy with that. Please do not go treat over there; I do not want us to put chemicals on somebody else's property and end up with the liability on that issue.

Mr. van der Snel stated, I have a proposal for you on hydrilla. We worked with Se-Pro. It has proven to be effective in Cherry Hill. Rory is very responsive and worked very well three years ago through that pond.

Supv Kramer stated, These were handed out and were not in your package.

Supv Berube stated, This is for hydrilla treatment. Some years back. . .

Harmony CDD  
June 24, 2021

Supv Kramer stated, Se-Pro is the one that did it some years back. I sorry we are out of time. Should this be treated? I am tending that we need to treat it right away so it does not escape into the other pond or anywhere else. Should it be done before you further evaluate that pond?

Mr. Hamstra responded, I would go ahead and do it before it gets crazy this summer.

Supv Berube stated, My question was instead of putting more chemicals in the pond, which sometimes works, sometimes not, we used to put carp in the ponds to eat the hydrilla and other greenery. It worked pretty well so why not just put some carp in the pond and let them eat the hydrilla.

Mr. Hamstra stated, It does work. I am not sure the depth is conducive to it as they get larger.

Supv Kassel asked, Did we have two proposals? CrossCreek Environmental and Rory Rodan - SePro.

Supv Berube stated, Se-Pro is what we used the last time and our guys did it.

Supv Kramer stated, Se-Pro is less than the \$2,500.00

Mr. van der Snel stated if you read the email, he does require a \$600.00 testing, so I am a little over \$2,500.00.

Supv Leet stated, we had good experience with Se-Pro in the past.

Mr. van der Snel stated yes.

On MOTION by Ms. Kassel seconded by Mr. Leet, with all in favor, the Se-Pro proposal was approved.

**NINTH ORDER OF BUSINESS**                      **District Manager’s Report**

**A. Discussion of Approved Tentative FY 2022 Budget**

Supv Kramer stated I reviewed it and it looks like they got all the changes.

Mr. Koncar stated, We did all the action items you asked. You can make changes on the budget at the public hearing if you want.

**B. Facilities Usage Applications**

- i. Soccer Shots – Soccer Instruction for Ages 2 to 8 – Second Semester
- ii. Steve Berube – Birthday Party – Swim Club

Harmony CDD  
June 24, 2021

Mr. Koncar stated, The Facilities Usage Applications are for soccer instruction and a birthday party.

Supv Berube stated, On the soccer shots there has always been a price there. I did not notice the pricing on the application. It is typically \$5.00 per hour of use and needs to be part of the application approval.

On MOTION by Supv Leet seconded by Supv Kassel, with all in favor, the Facilities Usage Applications with the charge for Soccer Shots being \$5.00 per hour of use were approved.

Mr. Koncar stated, Ms. Montagna will take over as the District Manager at the July meeting. We also have Ms. Julie Yevich, she is working with Ms. Montagna as an Assistant District Manager.

**TENTH ORDER OF BUSINESS**

Hearing none,

**Supervisors' Requests**

**ELEVENTH ORDER OF BUSINESS**

There being no further business,

**Adjournment**

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

\_\_\_\_\_  
Assistant Secretary/Secretary

\_\_\_\_\_  
Teresa Kramer  
Chair

**5B**

**TO: Board of Supervisors, Harmony CDD**  
**FROM: Helena Randel, Accountant**  
**CC: Bob Koncar, District Manager**  
**DATE: July 16, 2021**  
**SUBJECT: June 2021 Financials**

---

Please find the attached June 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 June is approximately 102% of the annual budget.
  - Non Ad Valorem Assessment collections are at 100%.
  - Sale of Surplus Equipment - Sale of golf cart and (2) old laptops.
  
- Total Expenditures through June are at 73% 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-Legal Services - Young Qualls, PA general counsel.
    - ProfServ-Recording Secretary - Inframark provides near verbatim minutes.
    - ProfServ-Trustee Fees - US Bank series 2014 and 2015 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.
    - Rental-Meeting Room - FY21 room rental services.
    - Insurance - Public Risk provides auto, general liability, inland marine and property insurance.
    - Misc.-Contingency - Includes ROA management services, zoom meeting setup and November website maintenance.
  - ▶ Field
    - ProfServ-Field Management - New contract with Inframark. Formerly Florida Resource Mgmt. services and health/life insurance.
  - ▶ Landscaping Services
    - Contracts-Irrigation - New contract line item for Servello services.
  - ▶ Utilities
    - Electricity-General - Services provided by OUC.
    - Electricity-Streetlighting - Services provided by OUC.
    - Utility-Water & Sewer - Services provided by TOHO.
  - ▶ Operation & Maintenance
    - Communication-Telephone - The district has switched service providers from Sprint to Verizon.
    - R&M-Pools - Includes control leases for Ashley Park and splash pad, permits, chemicals.
    - R&M-Parks & Facilities - Various supplies and repairs including repainting of trellis and pressure washing of pool house roof.
    - Misc.-Contingency - Includes environmental monitoring (\$3,500) and ancillary costs.
    - Misc.-Security Enhancements - Includes internet service and ancillary costs.
    - Capital Outlay-Other - Playground equipment.
    - Capital Outlay-Vehicles - Yamaha Umax.
    - Reserve-Renewal & Replacement - Truck rental and container lease \$5,220, Brownie's septic exhibit and settlement \$37,378 and utility trailer \$2,607.

**General Fund (continued)**

- ▶ Debt Service
  - Principal Debt Retirement - Principal portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund.
  - Interest Expense - Interest portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund.
  
- 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*

*June 30, 2021*

**Prepared by**



**Table of Contents**

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

---

**HARMONY**  
Community Development District

**Financial Statements**

**(Unaudited)**

**June 30, 2021**

**HARMONY**

Community Development District

**Governmental Funds**

**Balance Sheet**  
June 30, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 518,754	\$ -	\$ -	\$ 518,754
Due From Other Funds	-	78,543	54,834	133,377
Investments:				
Money Market Account	1,639,103	-	-	1,639,103
Prepayment Account	-	12,247	92,525	104,772
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	533,983	258,794	792,777
<b>TOTAL ASSETS</b>	<b>\$ 2,157,857</b>	<b>\$ 1,232,086</b>	<b>\$ 746,153</b>	<b>\$ 4,136,096</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 104,612	\$ -	\$ -	\$ 104,612
Accrued Expenses	430	-	-	430
Due To Other Funds	133,377	-	-	133,377
<b>TOTAL LIABILITIES</b>	<b>238,419</b>	<b>-</b>	<b>-</b>	<b>238,419</b>
<b>FUND BALANCES</b>				
<b>Restricted for:</b>				
Debt Service	-	1,232,086	746,153	1,978,239
<b>Assigned to:</b>				
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
<b>Unassigned:</b>	1,214,973	-	-	1,214,973
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,919,438</b>	<b>\$ 1,232,086</b>	<b>\$ 746,153</b>	<b>\$ 3,897,677</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,157,857</b>	<b>\$ 1,232,086</b>	<b>\$ 746,153</b>	<b>\$ 4,136,096</b>

**HARMONY**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 9,381	\$ 7,038	\$ 2,717	\$ (4,321)
Interest - Tax Collector	-	-	1,706	1,706
Special Assmnts- Tax Collector	1,876,212	1,876,212	1,853,780	(22,432)
Special Assessments-Tax Collector-VC1	(22,434)	(22,434)	-	22,434
Special Assmnts- Discounts	(75,048)	(75,048)	(51,791)	23,257
Sale of Surplus Equipment	-	-	500	500
Other Miscellaneous Revenues	-	-	897	897
Access Cards	1,500	1,125	1,300	175
Facility Revenue	500	378	200	(178)
User Facility Revenue	5,000	3,753	16,725	12,972
<b>TOTAL REVENUES</b>	<b>1,795,111</b>	<b>1,791,024</b>	<b>1,826,034</b>	<b>35,010</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	12,000	9,000	9,000	-
FICA Taxes	918	688	689	(1)
ProfServ-Arbitrage Rebate	1,200	1,200	-	1,200
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	9,500	7,128	16,118	(8,990)
ProfServ-Legal Services	90,000	67,500	60,523	6,977
ProfServ-Mgmt Consulting Serv	67,200	50,400	50,400	-
ProfServ-Property Appraiser	392	392	438	(46)
ProfServ-Recording Secretary	-	-	275	(275)
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,160	10,160	5,390	4,770
Auditing Services	4,600	4,600	4,400	200
Postage and Freight	1,200	900	1,419	(519)
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	747	269	478
Legal Advertising	1,000	747	558	189
Misc-Records Storage	150	117	-	117
Misc-Assessment Collection Cost	37,524	37,524	36,056	1,468
Misc-Contingency	5,000	3,753	1,789	1,964
Office Supplies	50	36	-	36
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>281,168</b>	<b>234,166</b>	<b>225,809</b>	<b>8,357</b>
<b><u>Field</u></b>				
ProfServ-Field Management	295,000	221,247	218,628	2,619
<b>Total Field</b>	<b>295,000</b>	<b>221,247</b>	<b>218,628</b>	<b>2,619</b>

**HARMONY**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Landscape Services</u></b>				
Contracts-Mulch	61,000	45,747	45,387	360
Contracts-Irrigation	-	-	6,600	(6,600)
Contracts - Landscape	267,000	200,250	199,611	639
Cntrs-Shrub/Grnd Cover Annual Svc	158,000	118,503	117,887	616
R&M-Irrigation	15,000	11,250	4,479	6,771
R&M-Trees and Trimming	40,000	29,997	2,045	27,952
Miscellaneous Services	32,000	24,003	11,591	12,412
<b>Total Landscape Services</b>	<b>573,000</b>	<b>429,750</b>	<b>387,600</b>	<b>42,150</b>
<b><u>Utilities</u></b>				
Electricity - General	35,000	26,253	28,158	(1,905)
Electricity - Streetlights	90,000	67,500	76,683	(9,183)
Utility - Water & Sewer	140,000	105,003	102,210	2,793
<b>Total Utilities</b>	<b>265,000</b>	<b>198,756</b>	<b>207,051</b>	<b>(8,295)</b>
<b><u>Operation &amp; Maintenance</u></b>				
Communication - Telephone	5,500	4,122	2,303	1,819
Utility - Refuse Removal	3,000	2,250	2,007	243
R&M-Ponds	10,000	7,497	1,085	6,412
R&M-Pools	35,000	26,253	15,753	10,500
R&M-Roads & Alleyways	2,000	1,503	-	1,503
R&M-Sidewalks	15,000	11,250	92	11,158
R&M-Vehicles	15,000	11,250	3,206	8,044
R&M-User Supported Facility	20,000	15,003	7,570	7,433
R&M-Equipment Boats	6,000	4,500	2,323	2,177
R&M-Parks & Facilities	35,000	26,253	17,547	8,706
Miscellaneous Services	2,000	1,503	129	1,374
Misc-Contingency	10,000	7,497	6,885	612
Misc-Security Enhancements	6,500	4,878	2,295	2,583
Op Supplies - Fuel, Oil	5,000	3,753	1,547	2,206
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	45,205	(15,205)
Reserve - Sidewalks & Alleyways	60,000	60,000	14,136	45,864
<b>Total Operation &amp; Maintenance</b>	<b>280,000</b>	<b>237,512</b>	<b>162,993</b>	<b>74,519</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	-	12,260	(12,260)
Interest Expense	-	-	14,340	(14,340)
<b>Total Debt Service</b>	<b>-</b>	<b>-</b>	<b>26,600</b>	<b>(26,600)</b>

**HARMONY**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>TOTAL EXPENDITURES</b>	<b>1,694,168</b>	<b>1,321,431</b>	<b>1,228,681</b>	<b>92,750</b>
Excess (deficiency) of revenues Over (under) expenditures	100,943	469,593	597,353	127,760
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	(26,600)	(26,600)	-	26,600
Contribution to (Use of) Fund Balance	74,343	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>47,743</b>	<b>(26,600)</b>	<b>-</b>	<b>26,600</b>
Net change in fund balance	\$ 74,343	\$ 442,993	\$ 597,353	\$ 154,360
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>1,322,085</b>	<b>1,322,085</b>	<b>1,322,085</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,396,428</b>	<b>\$ 1,765,078</b>	<b>\$ 1,919,438</b>	

**HARMONY**

Community Development District

**Series 2014 Debt Service Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 3,114	\$ 2,340	\$ 57	\$ (2,283)
Special Assmnts- Tax Collector	1,245,641	1,245,641	1,242,841	(2,800)
Special Assmnts- Prepayment	-	-	111,476	111,476
Special Assmnts- Discounts	(49,826)	(49,826)	(34,723)	15,103
<b>TOTAL REVENUES</b>	<b>1,198,929</b>	<b>1,198,155</b>	<b>1,319,651</b>	<b>121,496</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	24,913	24,913	24,173	740
<b>Total Administration</b>	<b>24,913</b>	<b>24,913</b>	<b>24,173</b>	<b>740</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	640,000	640,000	640,000	-
Principal Prepayments	-	-	125,000	(125,000)
Interest Expense	535,800	535,800	535,144	656
<b>Total Debt Service</b>	<b>1,175,800</b>	<b>1,175,800</b>	<b>1,300,144</b>	<b>(124,344)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,200,713</b>	<b>1,200,713</b>	<b>1,324,317</b>	<b>(123,604)</b>
Excess (deficiency) of revenues Over (under) expenditures	(1,784)	(2,558)	(4,666)	(2,108)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(1,784)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(1,784)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (1,784)	\$ (2,558)	\$ (4,666)	\$ (2,108)
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>1,236,752</b>	<b>1,236,752</b>	<b>1,236,752</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,234,968</b>	<b>\$ 1,234,194</b>	<b>\$ 1,232,086</b>	



**HARMONY**

Community Development District

**Series 2015 Debt Service Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 2,270	\$ 1,701	\$ 35	\$ (1,666)
Special Assmnts- Tax Collector	908,123	908,123	867,673	(40,450)
Special Assmnts- Other	-	-	26,600	26,600
Special Assmnts- Prepayment	-	-	214,658	214,658
Special Assmnts- Discounts	(36,325)	(36,325)	(24,241)	12,084
<b>TOTAL REVENUES</b>	<b>874,068</b>	<b>873,499</b>	<b>1,084,725</b>	<b>211,226</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	18,162	18,162	16,876	1,286
<b>Total Administration</b>	<b>18,162</b>	<b>18,162</b>	<b>16,876</b>	<b>1,286</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	395,000	395,000	380,000	15,000
Principal Prepayments	-	-	460,000	(460,000)
Interest Expense	471,838	471,838	463,384	8,454
<b>Total Debt Service</b>	<b>866,838</b>	<b>866,838</b>	<b>1,303,384</b>	<b>(436,546)</b>
<b>TOTAL EXPENDITURES</b>	<b>885,000</b>	<b>885,000</b>	<b>1,320,260</b>	<b>(435,260)</b>
Excess (deficiency) of revenues Over (under) expenditures	(10,932)	(11,501)	(235,535)	(224,034)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	26,600	26,600	-	(26,600)
Contribution to (Use of) Fund Balance	15,668	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>42,268</b>	<b>26,600</b>	<b>-</b>	<b>(26,600)</b>
Net change in fund balance	\$ 15,668	\$ 15,099	\$ (235,535)	\$ (250,634)
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>981,688</b>	<b>981,688</b>	<b>981,688</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 997,356</b>	<b>\$ 996,787</b>	<b>\$ 746,153</b>	

**HARMONY**

Community Development District

**Supporting Schedules**

**June 30, 2021**

**HARMONY**

Community Development District

**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
<b>ASSESSMENTS LEVIED FY 2021</b>				\$ 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	1,064	54,854	25,651	17,197	12,006
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
03/08/21	726,858	7,544	14,834	749,236	350,357	234,892	163,987
03/08/21	266	-	5	271	127	85	59
04/12/21	100,000	42	2,041	102,083	47,736	32,004	22,343
04/12/21	5,355	-	109	5,464	2,555	1,713	1,196
05/11/21	55,352	-	1,164	56,516	26,428	17,718	12,370
05/12/21	1,340	-	27	1,368	640	429	299
06/08/21	8,978	(267)	183	8,895	4,159	2,789	1,947
06/25/21	241,551	(7,179)	4,930	239,301	111,902	75,023	52,376
<b>TOTAL</b>	<b>\$ 3,776,434</b>	<b>\$ 110,755</b>	<b>\$ 77,105</b>	<b>\$ 3,964,294</b>	<b>\$ 1,853,780</b>	<b>\$ 1,242,841</b>	<b>\$ 867,673</b>

Collected in % 100%

<b>TOTAL OUTSTANDING</b>	\$ -	\$ -	\$ -	\$ -
--------------------------	------	------	------	------

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

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

**HARMONY**  
Community Development District

---

**Cash and Investment Report**  
*June 30, 2021*

<b>General Fund</b>
---------------------

<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%	\$518,754
Money Market Account	BankUnited	Money Market Account	n/a	0.20%	\$1,639,103
<b>Subtotal</b>					<b>\$2,157,857</b>

<b>Debt Service and Capital Projects Funds</b>
--

<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%	\$12,247
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%	\$533,983
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$92,525
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%	\$258,794
<b>Subtotal</b>					<b>\$1,844,862</b>
<b>Total</b>					<b>\$4,002,719</b>

**5C**

Harmony  
Community Development District

**General Fund**

**Invoice Approval Report # 255**

July 15, 2021

Payee	Invoice Number	Invoice Description	A= Approval R= Ratification	Invoice Amount
A-Z BACKFLOW INC.	21-368	Backflow Testing	R	\$ 250.00
			Vendor Total	\$ 250.00
ADVANCED MARINE SERVICES	114847	Battery	R	\$ 268.90
			Vendor Total	\$ 268.90
BRIGHT HOUSE NETWORKS - ACH	028483401060721 ACH	06/06/21-07/05/21 0050284834-01 Internet	R	\$ 123.98
	028483501063021 ACH	06/28/21-07/27/21 0050284835-01 Internet	R	\$ 109.98
			Vendor Total	\$ 233.96
CARDMEMBER SERVICES	060821-0832 ACH	CC Purch thru 06/08/21	R	\$ 3,706.95
			Vendor Total	\$ 3,706.95
HARMONY CDD	070121	Txfr From Bu Mm To Ck	R	\$ 180,000.00
			Vendor Total	\$ 180,000.00
INFRAMARK	65788	July Management Services	A	\$ 34,233.93
			Vendor Total	\$ 34,233.93
McQUAGGE ELECTRIC CO	4223	Front Entrance Lghts Photo Cell Rplcmnt & Bad Circ	R	\$ 499.72
			Vendor Total	\$ 499.72
NUTRIEN AG SOLUTIONS, INC	46015304	Sonar Genesis & Sonar One	R	\$ 1,935.12
			Vendor Total	\$ 1,935.12
ORLANDO UTILITIES COMMISSION-ACH	060921-9921 ACH	05/10/21-06/09/21 Electric Utility	R	\$ 11,016.68
			Vendor Total	\$ 11,016.68
PINEY BRANCH MOTORS INC - ACH dba ALLIED TRAILER	RI1083476 EFT	07/02/21-08/01/21 40' Container Lease	R	\$ 90.00
	RI1083477 EFT	07/02/21-08/01/21 12X60 Office Trailer	R	\$ 490.00
			Vendor Total	\$ 580.00
POOLSURE	101295618963	6/4 Swim Club Bleach	R	\$ 277.50
	101295618965	6/4 Ashley Park Bleach	R	\$ 390.00
	101295618469	5/24 Swim Club Bleach	R	\$ 292.50
	101295619189	Jul Ashley Park Cntrl Lease	R	\$ 60.00
	101295619190	Jul Splash Pad Cntrl Lease	R	\$ 35.00
	101295619541	6/16 Swim Club Bleach	R	\$ 277.50
	101295619871	6/29 Swim Club Bleach & Acid	R	\$ 315.00
	101295619870	6/29 Ashley Park Bleach	R	\$ 412.50
	101295619873	6/29 Splash Pad Bleach	R	\$ 112.50
			Vendor Total	\$ 2,172.50
PROPET DISTRIBUTORS INC.	135049	Dog Litter Bags	R	\$ 1,680.00
			Vendor Total	\$ 1,680.00
SERVELLO & SONS INC	19455	June Landscape Maint	R	\$ 39,667.17
	19520	June Irrigation	R	\$ 2,200.00
	19525	June East Lake Berm	R	\$ 653.42
	19781	Rmv Tree Struck By Lightning/Stump Grind/ Install	R	\$ 944.82
	19785	Irrigation Repairs	R	\$ 817.06
			Vendor Total	\$ 44,282.47
SPIES POOL LLC	368406	Step Bolts	R	\$ 178.95
			Vendor Total	\$ 178.95
SUN PUBLICATIONS DBA dba Osceola News	279242	02/11/21 Notice Of Workshop	R	\$ 67.84
	292806	04/22/21 Public Notice	R	\$ 48.24
	308908	07/01/21-07/31/21 Advertise	R	\$ 256.34
			Vendor Total	\$ 372.42
SYMBIONT SERVICE CORP.	116215	Srvc Call-Detected Heater #1 Leak	R	\$ 143.00
			Vendor Total	\$ 143.00
TOHO WATER AUTHORITY - ACH	061921 ACH	05/19/21-06/19/21 Water Utility	R	\$ 18,926.92
			Vendor Total	\$ 18,926.92
WASTE CONNECTIONS OF FL.	1338818	07/01/21-07/31/21 Trash Srv	R	\$ 225.00
			Vendor Total	\$ 225.00
YOUNG QUALLS, P.A.	16278	General Counsel Thru 06/30/21	A	\$ 4,150.00
			Vendor Total	\$ 4,150.00

**Total Invoices \$ 304,856.52**



**5D**



## MINUTES OF WORKSHOP HARMONY COMMUNITY DEVELOPMENT DISTRICT

The workshop meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, February 18, 2021, at 6:00 p.m. via virtual teleconferencing.

Present 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
Chris Tarase	Inframark
Gerhard van der Snel	Field Services Manager

Residents and Members of the Public

### FIRST ITEM

#### Roll Call

Supv Kramer called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were present. Supv Kramer then stated that this is a Workshop and, as such, no business will be conducted, and no votes will occur. Tim Qualls also set out the Guidelines for the Workshop.

### SECOND ITEM

#### Audience Comments

Supv Kramer asked if there was anyone from the public that would like to provide input at this Workshop. Hearing none, the Workshop moved on to Discussion Topics.

### THIRD ITEM

#### Discussions

The following topics were then discussed by the Supervisors.

1. The publics' access to CDD Meetings-recording and broadcasting meetings; returning to verbatim minutes.
2. Field Services- workload; cost; turnover; safety; tracking project costs when done in-house; Inframark presentation on providing Field Services.
3. Procedures and standards for approving property to be turned over by Developer to District-comprehensive evaluation of property prior to acceptance; set

Harmony CDD  
February 18, 2021

standards so that Developer knows what is expected up front; other CDDs have held up turnover for 1 ½ years to ensure it is built correctly, so can be done.

- 4. Procedures and standards for accepting Quit Claim deeds to the District-particulars need to be spelled out in detail and then have it inspected prior to Quit Claiming property; how to prevent property from being Quit Claimed to District without final Board approval; importance of adding these parcels to a map of properties owned by the District.
- 5. Future projects of the District-need for planning to properly determine community needs, i.e. new playgrounds, additional boardwalks-determine standards to be used such as service area radius or number of homes served. Ensure that maintenance needs are addressed and planned for prior to adding additional infrastructure or amenities.

Discussion ended at 8:08pm and this ended the Workshop.

\_\_\_\_\_  
Assistant Secretary/Secretary

\_\_\_\_\_  
Teresa Kramer  
Chair

## **Sixth Order of Business**

**6A.**



# community advisors, LLC

Reserve Study Professionals



COPY



June 14, 2021

Mr. Gabriel Mena  
 Assistant District Manager S.E.  
 Inframark Infrastructure Management Services  
 210 N. University Drive, Suite 702  
 Coral Springs, FL 33071

Re: Level I Reserve Study for Harmony CDD

Dear Mr. Mena:

Thank you for the opportunity to submit a New Reserve Study with Site Visit proposal for your District. When our analysis is completed, we recommend a brief meeting to discuss the results, answer questions after which adjustments are made so you have a funding plan that works for you. Power point presentations are available at an additional fee which are useful at Board of Supervisors to identify major components you maintain, current financial status and your new funding plan.

All work is completed or supervised by Reserve Analyst who have been awarded professional certifications of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS) signifying broad experience with successful results. Your reserve study is completed following guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI).

Best Regards,

Charles R. Sheppard *RS PRA CCI*  
 President & Reserve Analyst



## Scope of Work for District

Areas included are streets, trails, entry features stormwater system, various amenities. with components evaluated that include:

- Streets and parking lots
- Piers and boats
- Dog Park fencing
- Site lighting
- Basketball, shuffleboard courts
- Play equipment, misc. items.
- Landscaping and irrigation systems
- Splash pad, equipment
- Other components identified at site visit.

## Terms of Service

### Physical Analysis

- ❖ The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We observe major components to determine quantity, age, condition and remaining useful life. Quantities are determined by field measurement and internet measurement tools or aerial measurement services.
- ❖ Building walls, trim and other features are observed from ground level. Flat roofs are observed only if safe fixed ladder access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- ❖ Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical cost and previous replacement time for any components.

### Financial Analysis

- ❖ A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal with the understanding we included inflation of replacement cost and interest earned on reserve funds.

### Your Reserve Study Includes

- ❖ Executive summary with current funding status, fund balances and assumptions.
- ❖ Cash Flow or Component Funding Plan and 30-Year cash flow projection.
- ❖ Inventory of major components with replacement cost, useful and remaining life projections.
- ❖ Various charts and photographs of major components.
- ❖ Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.

### Payment Agreement & Terms

- ❖ To maintain excellent customer service and requested delivery schedules we ask that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of site visit depending on the size of the project. Remaining fee is due upon receipt of the preliminary report. Payments not received 30 days after invoice date are assessed a 1.5% late fee per month. After 90 days past, due payments will be subject to addition charges for collection including attorney fees and other reasonable cost incurred by Community Advisors, LLC. We are available to meet with you and discuss your Reserve Study subject to availability and travel expenses. We are always available by phone at no cost. We will modify your Reserve Study one time at no additional cost if requested within 90 days of issue and all fees have been paid. Modification requested after report is issued may require additional cost.

This agreement for consulting services is accepted this date:  
 Professional Fee: \$3,900.00      Deposit Required: -0-  
 Delivery of Draft Report is typically 4-6 weeks after completion of site visit.

Authorized Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

## Communities

- Villas of Nocatee - Jacksonville, FL
- Vizcaya HOA - Jacksonville, FL
- Cimarrone POA - St. Johns, FL
- Deercreek Country Club Owners Association - Jacksonville, FL
- Deerwood Country Club - Jacksonville, FL
- Coastal Oaks - Ponte Vedra, FL
- Durbin Crossing HOA - St. Johns, FL
- Montevilla HOA - Jacksonville, FL
- Preserve at Summer Beach - Fernandina Beach, FL
- Amelia Park Neighborhood - Fernandina Beach, FL
- Amelia Oaks - Fernandina Beach, FL
- Coastal Oaks Amelia - Fernandina Beach, FL
- Oyster Bay POA - Fernandina, FL
- Oyster Bay Yacht Club - Fernandina, FL
- Ocean Breeze HOA - Fernandina Beach, FL
- The Enclave at Summer Beach - Fernandina Beach, FL
- RiverPlace at Summer Beach - Fernandina Beach, FL
- Amelia National - Fernandina, FL
- The Landings - Skidaway Island, GA
- Beresford Hall Assembly - North Charleston, SC
- The Georgia Club - Statham, GA
- Corolla Light POA - Corolla, NC
- Cumberland Harbour - St. Mary's, GA

## Condominiums

- Twin Leaf - Jacksonville, FL
- Gallery Homes at Tapestry Park - Jacksonville, FL
- Village Homes at Tapestry Park - Jacksonville, FL
- Laterra at World Golf - St. Augustine, FL
- The Preserve at James Island – Jacksonville, FL
- Cumberland On Church - Nashville, TN
- Surf Club III - Palm Coast, FL
- The Peninsula - Jacksonville, FL
- The Plaza at Berkman Plaza - Jacksonville, FL
- 1661 Riverside - Jacksonville, FL
- Seascape - Jacksonville Beach, FL
- Southshore Condominium - Jacksonville Beach, FL
- Ocean Club Villas - Amelia Island, FL
- Sand Dollar Condominium - Amelia Island, FL
- Captain's Court - Amelia Island, FL
- Ocean Villas at Serenata Beach - St. Augustine, FL
- Watermark - Jacksonville Beach, FL
- Oceanic Condominium - Jacksonville Beach, FL
- Ocean 14 Condominium - Jacksonville Beach, FL
- Serena Point Condominium - Jacksonville Beach, FL
- Oceania Condominium - Jacksonville Beach, FL
- Mirabella Condominium - Jacksonville, FL
- Dunes Club Villas – Amelia Island, FL



### Active Adult Communities

- Del Webb Ponte Vedra - Ponte Vedra, FL
- Stone Creek by Del Webb - Ocala, FL
- Villages of Seloy - St. Augustine, FL
- Cascades at World Golf Village - St. Augustine, FL
- The Haven at New Riverside – Bluffton, SC
- Artisan Lakes – Jacksonville, FL

### Religious/Schools

- St. Mark's Episcopal Church - Brunswick, GA
- Memorial Presbyterian Church - St. Augustine, FL
- Frederica Academy - St. Simons Island, GA
- Trinity Episcopal Church - St. Augustine, FL
- St. Mark's Towers - Brunswick, GA
- Fishburn Military School - Waynesboro, VA
- Isle of Faith United Methodist Church – Jacksonville, FL
- Deermeadows Baptist Church – Jacksonville, FL

### Community Development Districts

- Tolomato, (Nocatee)
- Amelia Concourse
- Tisons Landing
- Amelia Walk
- South Village
- Sampson Creek
- Middle Village
- Ridgewood Trails
- Glen St. Johns
- Bartram Springs
- Rivers Edge
- Aberdeen
- Durbin Crossing
- St. Johns Forrest
- Dunes Utility
- Double Branch
- Pine Ridge
- Brandy Creek
- Turnbull Creek
- Arlington Ridge
- Magnolia West

## Reserve Analyst & Inspector's Credentials

### Charles R. Sheppard RS PRA CCI

Charlie Sheppard is the owner and President of Community Advisors which provides capital reserve analysis, consulting services, commercial inspections and project management for community associations, private clubs, churches, schools and other entities.

He has over 30 years of experience in real estate development, property operation, commercial property inspections and construction management. He has participated on the development team for large planned unit developments and mid-rise office building parks. He has also worked for many years as commercial construction manager for a wide range of structures including medical facilities, office buildings, churches, restaurants, clubhouses, infrastructure installation and remodeling and repositioning of properties to match market conditions.

Areas of expertise include mechanical and electrical systems, energy management systems, life safety systems, plumbing systems, building envelope and roof components. Horizontal improvement experience include marine structures, street and site concrete construction, utilities, site work and landscaping improvements.

Inspection projects include: High rise office and residential buildings, restaurants, industrial properties, churches, private schools, private clubs, marinas, medical facilities, warehouse and industrial properties, water treatment facilities and residential properties.

Charlie is a regular speaker at CAI events, teaches continuing education classes and enjoys attending Board of Director meetings to share the benefits of Reserve Planning. He has also published articles on Capital Reserve Analysis and Construction Management.

**Education** - Virginia Polytechnic Institute & State University - BS

**License** - Certified General Contractor, Certified Home Inspector - Florida

### Professional Designations & Memberships

Certified Construction Inspector, (CCI) Association of Construction Inspectors

Professional Reserve Analyst, (PRA) Association of Professional Reserve Analyst APRA

Reserve Specialist, (RS) Community Associations Institute CAI



# 1<sup>st</sup> Time Reserve Study Proposal

---



## Harmony Community Development District

3500 Harmony Square Drive West  
Harmony, FL 34773

June 22, 2021

# Contents

---

Introduction	3
Proposal	4
Company Facts and References	6
Key Personnel Backgrounds	7
Featured Large Scale Clients (1000 or more units)	8
Large Scale Clients (1000 or more units)	9
Partial Client List	10

**COPY**

# Introduction

---

June 22, 2021

Board of Directors  
Harmony Community Development District  
3500 Harmony Square Drive West  
Harmony, FL 34773

Dear Boardmembers:

---

For over twenty-five years, Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports. We started with one client and have grown to thousands by providing our customers with a quality product and excellent customer support, all at a fair price. With each report you will receive:

**Experience** - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

**Training** - All technical work is performed by professionals with degrees in engineering or architecture.

**Accuracy** - All our reports are based on local data and conditions which we continuously monitor.

**Understandability** - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

**Compliance** - The reports we prepare will comply with all governing regulations for your association.

**Safety** - We carry errors and omissions, liability and workers compensation insurance.

**Service** – Email us or call us during business hours and talk to a real person! If by chance we miss your call, we'll return it by the next business day.

Sincerely,



Dreux Isaac  
President

# Proposal

---

**DATE:** June 22, 2021 (To be done in **2021**)

**CLIENT:** Harmony Community Development District  
3500 Harmony Square Drive West, Harmony, FL 34773

**PROPERTY:** Harmony Community Development District  
3500 Harmony Square Drive West, Harmony, FL 34773

**INTRODUCTION:** Dreux Isaac & Associates, Inc. will perform a First Time Reserve Study of the property listed in this proposal. The Reserve Study Report we prepare for each property will contain two methods for calculating reserve contributions. The first method, a straight line component plan, includes a detailed categorized reserve component schedule which lists every reserve component, its' current cost, life expectancies, accumulated cash balance, the unfunded balance and recommended contribution amount. The second method, a thirty-year cash flow plan, includes the same reserve component list, but calculates the reserve contribution based on combined reserve expenditures over a thirty-year period, factoring in interest and inflation.

Each First Time Reserve Study Report will contain a summary of findings and recommendations, the two methods of calculating reserve contributions previously described, supporting charts and graphs as well as property photographs and general reserve information. The report will also comply with auditing guidelines from the American Institute of Certified Public Accountants, which require full disclosure on the adequacy of reserves.

**SCOPE OF WORK:** **On-Site Survey** – We will perform an on-site survey of the property listed in this proposal. While on-site, we will meet with available personnel (manager, maintenance engineer, board/committee members, etc.) to discuss specific reserve concerns. We will then identify the reserve components and collect specific information on each including age, history, quantity and condition. Photographs and measurements will be taken as needed.

**Physical Analysis** – We will research relevant background information on the property, review past reserve related work and, if necessary, contact those involved. We will also investigate any possible reserve requirements. A takeoff of information will be performed from available construction drawings. Current repair and/or replacement costs for each reserve component will be estimated. Useful and remaining life expectancies for each reserve component will then be projected.

**Financial Analysis** – We will input current reserve financial data including budget contributions and fiscal year end balances. From there future reserve contribution amounts will be calculated. Finally we will analyze, adjust and finalize study findings and recommendations.

**Report Preparation** – We will prepare and send to the client a pdf copy. One bound color copy will be sent by request only (please check the box provided below). Each Reserve Study Report will include a summary of recommendations and findings, a straight line segregated reserve component plan and schedule, a thirty year cash flow plan and schedule, supporting charts, graphs and property photographs.

# Proposal

---

**UPDATE REPORT:** For future years (and budgets) clients who have had a First Time Reserve Study Report prepared by our firm will have the open-ended option of requesting a Reserve Study Update Report. In each update report, any reserve related changes made to property since the time the last report was prepared will be reviewed. Based on the latest available data, all reserve component costs and life expectancies will be adjusted accordingly. Current financial data will be entered in and a new analysis will be performed. The update report will be prepared in our office without an on-site visit. Future site visits may be recommended when substantial changes are made to the property and/or to observe the present condition and rate of deterioration of the reserve components.

**FEES:** First Time Reserve Study Fee: **\$25,000.00** First Year Update Fee: **\$5,000.00**

The First Year Update Fee is an open option for the client, and shown for information purposes only. Acceptance of this proposal does not include acceptance of the First Year Update Reports.

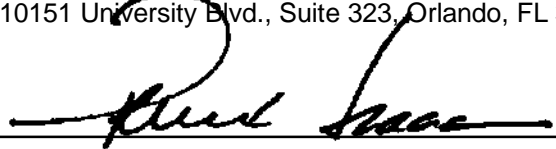
**FEE PAYMENT:** The First Time Reserve Study fee payment is as follows: 50% is due upon completion of the on-site visual observation inspection portion of the work. The remaining 50% balance is due upon the client's receipt of the pdf. You have 30 days to make any corrections or revisions. We do two sets of changes to account for errors/omissions and then charge thereafter for any additional changes. After 30 days, payment will be considered "past due".

**No reports** will be printed (only a pdf copy) unless indicated below:

**PLEASE CHECK IF YOU WOULD LIKE 1 COPY SENT.**

**TIME FRAME:** As of this proposal date, the estimated starting and completion time frame for the work proposed will be in **November/December of 2021.**

**CONTRACTOR:** Dreux Isaac & Associates, Inc.  
10151 University Blvd., Suite 323, Orlando, FL 32817



Dreux Isaac, President

June 22, 2021

Date

**ACCEPTED:** Harmony Community Development District

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Position/Title

**COPY**

# Company Facts & References

---

<b>Established:</b>	1989
<b>Experience:</b>	Over 30 years of performing reserve studies, insurance appraisals and turnover reports Over 1,800 clients throughout the United States Over 6,000 reports prepared
<b>Qualifications:</b>	Certified Construction Inspectors (CCI) Certified Construction Consultants (CCC) Certified Marshall & Swift Appraisers
<b>Protection:</b>	Workers comp, Liability and E&O insurance coverage
<b>Affiliations:</b>	Community Association Institute Business Member (CAI) Space Coast Communities Association (SCCA)
<b>Website:</b>	<a href="http://www.dia-corp.com">www.dia-corp.com</a>
<b>Address:</b>	10151 University Boulevard, Suite 323 Orlando, FL 32817
<b>Phone:</b>	(800) 866-9876 (407) 695-5226 (407) 695-3865 Fax

## References

---

### CDD Clients

Arlington Ridge CDD - Leesburg, FL  
 Durbin Crossing CDD - St. Johns, FL  
 Fleming Island Plantation CDD - Fleming Island, FL  
 Grand Haven CDD - Palm Coast, FL  
 Julington Creek Plantation CDD - St. Johns, FL  
 St. Johns Forest CDD - Jacksonville, FL  
 Tradition Community CDD - Port St. Lucie, FL  
 Turnbull Creek CDD - St. Augustine, FL

### Large Scale Community Clients (2000 or more units)

Baldwin Park, Orlando, FL  
 Bonita Bay - Bonita Springs, FL  
 Hammocks Community - Miami, FL  
 Heathrow, Heathrow, FL  
 Hunters Creek, Orlando, FL  
 Julington Creek Plantation POA - Jacksonville, FL  
 Kings Point - Sun City Center, FL  
 Lakes of the Meadow - Miami, FL  
 Miromar Lake - Miromar Lakes, FL  
 Pelican Bay - Naples, FL  
 Pembroke Falls - Pembroke Pines, FL  
 Punta Gorda Isles - Punta Gorda, FL  
 St. Augustine Shores - St. Augustine, FL  
 The Foundation of Pelican Marsh - Naples, FL  
 The Moors Master - Miami, FL  
 Victoria Park - DeLand, FL  
 Vista Lakes - Orlando, FL  
 Waterford Lakes, Orlando, FL



# Key Personnel Backgrounds

---



**Dreux Isaac**  
President

Dreux Isaac is the president, founder, and owner of Dreux Isaac & Associates, Inc., a company that specializes in capital reserve planning and insurance value appraising. Dreux has over 28 years of experience in the construction industry as an architect, insurance appraiser and capital reserve analyst.

In addition to performing thousands of reserve studies and insurance appraisals, over the past 25 years Dreux has been a speaker at numerous seminars, continuing education courses, and various organization meetings involved in the resort and community association industry, as well as a guest on local TV shows in Sarasota and Ft. Myers, Florida. He is current President of Talman Homeowners Association and was past president at Eagles Point Homeowners Association where he previously lived.

Dreux has a Bachelor of Architecture degree from Louisiana State University (LSU) and is a member of the Community Association Institute (CAI), Association of Construction Inspectors and is a Certified Construction Inspector (CCI), a Certified Construction Consultant (CCC). Dreux has also been a member of the American Association of Cost Engineers (AACE), the American Society of Appraisers (ASA), Jaycees International, the Foundation for Architectural Education at Louisiana State University.

Dreux was born and raised in New Orleans, Louisiana, but moved to Florida in 1986. He currently lives in Winter Park, FL with his wife Donna and their three boys; Dylan, Derek, and Dalas.



**DJ Muehlstedt**  
Staff Engineer

DJ Muehlstedt was hired in 2005 and since then has performed hundreds of reserve studies and insurance appraisals for condominium, timeshares, homeowners associations, golf and country clubs, commercial and religious properties throughout Florida, the Eastern United States and the Bahamas.

Originally from Iowa, DJ holds a Bachelor of Science degree in Civil Engineering from the University of Iowa. Before joining Dreux Isaac & Associates, DJ worked as a civil engineer performing commercial and residential property inspections for firms in Denver, Colorado and Lakeland, Florida.

DJ is a member of the Association of Construction Inspectors and is a Certified Construction Inspector (CCI), a Certified Construction Consultant (CCC), and a Certified Marshall & Swift Appraiser.

DJ currently resides in Orlando with his wife Marie and their daughter Olivia.

# Featured Large Scale Clients (1000 or more units)

---

**The Country Club at Mirasol Community**

11300 Mirasol Boulevard  
 Palm Beach Gardens, FL 33418  
<http://www.mirasolcc.com/>

Alison Peters, Property Manager  
 (561) 626-8283  
[mirasol@langmanagement.com](mailto:mirasol@langmanagement.com)

Homeowner association, 1170 units, gated community, private roads, dock

Services provided: reserve studies



**Gleneagles Country Club, Inc.**

7667 Victory Lane  
 Delray Beach, FL 33446  
[www.gleneagles.cc](http://www.gleneagles.cc)

Michael Eustace, Property Manager  
 (561) 637-1214  
[meustace@gleneagles.cc](mailto:meustace@gleneagles.cc)

Private country club community, 1082 homes, gated, 2-18 hole golf courses, 65,000 sq ft clubhouse, 8 pools, 21 har-tru courts

Services provided: reserve studies



**Wycliffe Golf and Country Club, Inc.**

4650 Wycliffe Country Club Boulevard  
 Wellington, FL 33449  
[www.wycliffecc.com](http://www.wycliffecc.com)

Alex Jewell, Director of Finance  
 (561) 964-9200 x107  
[a.jewell@wycliffecc.com](mailto:a.jewell@wycliffecc.com)

Private club and community, 1045 homes, 2-18 hole golf courses, 71,000 sq ft clubhouse, 16 hard-tru tennis courts, pool facility

Services provided: reserve studies



## Large Scale Clients (1000 or more units)

---

No	Name	Address
1	Bonita Bay Community	3531 Bonita Bay Blvd, Bonita Springs, FL 34134
2	Delray Villas Recreation Association	13773 Circular Drive, Delray Beach, FL 33484
3	Durbin Crossing CDD	145 South Durbin Parkway, St. Johns, FL 32259
4	Forest Ridge Master HOA	Pine Isles Road, Davie, FL 33328
5	Glen Eagle Golf & Country Club	1403 Glen Eagle Blvd., Naples, FL 34104
6	Gleneagles Country Club	7667 Victory Lane, Delray Beach, FL 33446
7	Highlands HOA	2200 Shepard Road, Winter Springs, FL 32708
8	Lexington Community Association	16257 Willowcrest Way, Ft. Myers, FL 33908
9	Mirasol Master Maintenance Association	11600 Mirasol Way, Palm Beach Gardens, FL 33418
10	Moors Master Maintenance Association	17321 NW 66th Court, Miami, FL 33015
11	Ocean Hammock POA	Hammock Dunes Parkway, Palm Coast, FL 32137
12	Pelican Bay Homeowners	101 Sea Hawk Drive, Daytona Beach, FL 32119
13	Saint Johns Northwest Residential POA	Royal Pines Parkway, St. Augustine, FL 32092
14	Saint Johns Six Mile Creek North POA	Registry Blvd., St. Augustine, FL 32092
15	Spruce Creek POA	212-1 Cessna Blvd., Port Orange, FL 32128
16	Sunset Lakes Master	18600 Sunrise Avenue, Miramar, FL 33029
17	Sutton Lakes Owners Association	Sutton Lakes Blvd., Jacksonville, FL 32246
18	The Country Club at Mirasol Community	11300 Mirasol Blvd., Palm Beach Gardens, FL 33418
19	The Great Outdoors	100 Plantation Drive, Titusville, FL 32780
20	The Landings Yacht, Golf & Tennis Club	4420 Flagship Drive, Ft. Myers, FL 33919
21	The Ridges Maintenance Association	South Post & Bonaventure, Weston, FL 33326
22	University Park Community	7671 Park Blvd., University Park, FL 34201
23	Ventura Country Club Community HOA	3333 Woodgate Blvd., Orlando, FL 32822
24	Victoria Gardens HOA	1431 Orange Camp Road, DeLand, FL 32724
25	Village Walk of Sarasota HOA	8109 Camminare Drive, Sarasota, FL 34238
26	Vista Lakes Community	8841 Lee Vista Blvd., Orlando, FL 32829
27	Waters Edge at Port Orange HOA	Waters Edge Blvd., Port Orange, FL 32128
28	Wycliffe Golf and Country Club	4650 Wycliffe Country Club Blvd, Wellington, FL 33449

# Partial Client List

## Southeast Florida

1000 Island Boulevard, Aventura  
 1680 Michigan, Miami Beach  
 18101 Collins Avenue, Sunny Isles Beach  
 2080 Ocean Drive, Hallandale  
 2800 Island Boulevard, Williams Island  
 4000 Island, Aventura  
 5000 Bayview, Fisher Island  
 5100 Bayview, Fisher Island  
 5600, Miami Beach  
 70 Park Drive at Bal Harbour, Bal Harbour  
 7400 Oceanside, Fisher Island  
 7600 Oceanside, Fisher Island  
 Acqualina, Sunny Isles  
 Admiral Towers, Miami Beach  
 Admirals Cove Master POA, Jupiter  
 Alexandra Village, Boynton Beach  
 Andalusia, Coral Gables  
 Apogee, Miami Beach  
 Atlantic Coral Harbor, Islamorada  
 Atlantic II at the Point, Aventura  
 Atlantic III at the Point, Aventura  
 Avant Garde, Hallandale  
 Bayside Village East, Fisher Island  
 Bayside Village, Fisher Island  
 Bayview No One, Fisher Island  
 Bayview No Three, Fisher Island  
 Bayview No Two, Fisher Island  
 Beach Club Three, Hallandale  
 Beach Beach Club Villas II, North Miami Beach  
 Bel-Aire On The Ocean, Miami Beach  
 Bellavista Village, Boynton Beach  
 Biltmore II, Coral Gables  
 Blue & Green Diamond Master, Miami Beach  
 Blue Diamond, Miami Beach  
 Boynton Lakes North, Boynton Beach  
 Brickell Bay Club, Miami  
 Brickell East, Miami  
 Brickell Mar, Miami  
 Brickell Place Phase II, Miami  
 Brickell Town House, Miami  
 Canada House Beach Club, Pompano Beach  
 Carbonell, Miami  
 Carrington at Coconut Creek, Coconut Creek  
 City Place Tower, West Palm Beach  
 Coastal Towers, Sunny Isles Beach  
 Coconut Bay Resort, Ft Lauderdale  
 Coconut Mallory Marina and Resort, Key West  
 Continuum on South Beach Master, Miami Beach  
 Continuum on South Beach South Tower, Miami Beach  
 Coral Ridge Towers South, Ft Lauderdale  
 Coronado, Aventura  
 Country Walk Estate Homes, Miami  
 Country Walk Master, Miami  
 Country Walk Patio Homes, Miami  
 Courts Brickell Key, Miami  
 Courvoisier Courts, Miami  
 Cypress Bend VII, Pompano Beach  
 Cypress Head Club, Parkland  
 Cypress Lake of Martin County, Palm City  
 Cypress Lakes Master, West Palm Beach  
 Diamante Village, Boynton Beach  
 Emerald Pointe Community, Delray Beach  
 Ensenada, Aventura  
 Excellente Village, Boynton Beach  
 Fairways at Mariner Sands, Stuart  
 Finnish-American Rest Home, Lake Worth  
 First Sunrise LC, West Palm Beach  
 Forest Ridge Master, Davie  
 Gables Point I, Miami  
 Gables Point II, Miami  
 Gables Point III, Miami  
 Gables Point Reclands Master, Miami  
 Galeria, Miami Beach  
 Giardino Village, Boynton Beach  
 Golden Lakes Village A, West Palm Beach  
 Green Diamond, Miami Beach  
 Grove Isle, Coconut Grove  
 Grovenor House, Coconut Grove  
 Gulfstream, Boynton Beach  
 Hammocks Community, Miami  
 Hamptons South, Aventura  
 Harbor Club South Bldg No 1, Marathon  
 Harborview, Fisher Island  
 ICON, Miami Beach  
 Illustre Village, Boynton Beach  
 Imagination Farms Community, Davie  
 Imperial at Brickell, Miami  
 Jackson Tower Las Olas, Ft Lauderdale  
 Jade Residences at Brickell Bay, Miami  
 Jefferson Corners at Heritage Ridge, Stuart  
 Kings Creek South, Miami  
 Kings Point Imperial, Sunny Isles Beach  
 La Tour, Miami Beach  
 Lago Del Rey 2, Delray Beach  
 Lago Del Rey Central Maint, Delray Beach  
 Lago Del Reyminium 10, Delray Beach  
 Lake Emerald, Oakland Park  
 Lake Tower, Key Biscayne  
 Lake Villa Three, Key Biscayne  
 Lake Villa Two, Key Biscayne  
 Lake Villa, Key Biscayne Lakeridge Townhomes, Miami  
 Lakes of the Meadow Master, Miami  
 Lakes of the Meadow Neighborhoods, Miami  
 Las Salinas, Key West  
 Le Club International, Ft Lauderdale  
 LExcellence, Miami Beach  
 LHermitage II, Ft Lauderdale  
 Lucente Village, Boynton Beach  
 Maison Grande, Miami Beach  
 Majestic Isles, Boynton Beach  
 Marbella of Miami, Miami  
 Marina Village No Three, Fisher Island  
 Marina Village No Two, Fisher Island  
 Marina Village, Fisher Island  
 MarinaBlue, Miami  
 Mariner Village Gardens, Aventura  
 Michael-Ann Russell Jewish Community Ctr, N Miami Bch  
 Millennium, Sunny Isles Beach  
 Mizner Court, Boca Raton  
 Mizner Place at Weston Town Center, Weston  
 Mizner Tower, Boca Raton  
 Mizner Village Maintenance, Boca Raton  
 Moorings at Lantana No Three, Lake Worth  
 Moors Pointe, Miami  
 Murano Grande at Portofino Master, Miami Beach  
 Murano Grande at Portofino, Miami Beach  
 Mystic Pointe Tower 300, Aventura  
 Mystic Pointe Tower 500, Aventura  
 Mystic Pointe Tower 600, Aventura  
 Mystic Pointe Townhouses, North Miami Beach  
 Neo Lofts, Miami  
 Nola Lofts I, Ft Lauderdale  
 North Tower at the Point, Aventura  
 Northtree Community, Lake Worth  
 Nuriver Landing, Ft Lauderdale  
 Oasis Singer Island, Singer Island  
 Ocean Club Community, Key Biscayne  
 Ocean Club Jupiter, Jupiter  
 Ocean Three, Sunny Isles Beach  
 Ocean Trail No II, Jupiter  
 Ocean Two, Sunny Isles Beach  
 Oceania V, Sunny Isles  
 Oceanside No Five, Fisher Island  
 Oceanside No Four, Fisher Island  
 Oceanside No Three, Fisher Island  
 Oceanside No Two, Fisher Island  
 Oceanside, Fisher Island  
 Old Port Cove Lake Point Tower, N Palm Beach  
 Old Port Cove Towers, North Palm Beach  
 One Royal Palm Way, Palm Beach  
 Palm Beach Shores Resort, Palm Beach Shores  
 Palm-Aire Country Club No 6, Pompano Beach  
 Palmetto Place at Mizner Park, Boca Raton  
 Park Place, Pembroke Pines  
 Pembroke Cove Apts, Pembroke Pines  
 Pembroke Falls, Pembroke Pines  
 Phoenix Towers, Singer Island  
 Pipers Landing Garden Apts Area Nine, Palm City  
 Pipers Landing Garden Apts Area Three, Palm City  
 Pipers Landing POA, Palm City  
 Pipers Landing, Palm City  
 Plantation Beach Club, Stuart  
 Platina Community Master, Boynton Beach  
 Playa Del Sol, Ft Lauderdale  
 Plaza Del Prado, North Miami Beach  
 Plaza of Bal Harbour, Bal Harbour  
 Poinciana Island Yacht and Racquet Club, Sunny Isles  
 Porta Bella Yacht & Tennis Club, Boca Raton  
 Porto Vita POA, Miami  
 Portofino Tower, Miami Beach  
 Portofino/South Pointe Master, Miami Beach  
 Portsviue at The Waterways Harbor Towers, Aventura  
 Portsviue at The Waterways Harborside, Aventura  
 Portsviue at The Waterways Master, Aventura  
 Portsviue at The Waterways Tower 1, Aventura  
 Portsviue at The Waterways Townhomes, Aventura  
 Presidential Place, Boca Raton  
 Puerta De Palmas, Coral Gables  
 Quadomain, Hollywood  
 Regent Park, Hollywood  
 Resort Villa One, Key Biscayne  
 Resort Villa, Key Biscayne  
 Runaway Bay Apts, Ft Lauderdale  
 Sandy Lane Master, Miami Beach  
 Sea Air Towers, Hollywood  
 SeaSide Residences, Key West  
 Seaside Villas, Fisher Island  
 Seaside, Fisher Island  
 Sherwood Lakes, Lake Worth  
 Shoma Homes Keys Gate, Homestead  
 Silver Seas Beach Club, Ft Lauderdale  
 Skyline on Brickell, Miami  
 Snapper Creek Townhouse, Miami  
 Snug Harbor Yacht Club, Stuart  
 South Bay Club, Miami Beach  
 South Pointe Towers I, Miami Beach  
 Stratford Arms, Boca Raton  
 Summerspell, Miramar Beach  
 Summit Tower, Hollywood Beach  
 Sunset Harbour North, Miami Beach  
 Sunset Trace, Palm City  
 Symphony Master, Ft Lauderdale  
 The 2100, Palm Beach  
 The 3560, Palm Beach  
 The Admirals Walk, Boca Raton  
 The Amethyst, Miami Beach  
 The Beresford, Boca Raton  
 The Carriage Club North, Miami Beach  
 The Coconut Grove Bayshore, Coconut Grove  
 The Courtyards at The Point, Aventura  
 The Courtyards in Cityplace, West Palm Beach  
 The Crossings, Miami  
 The Emeraldbay at Key Colony, Key Biscayne  
 The Floridian of Miami Beach, Miami Beach  
 The Gables and Club, Coral Gables  
 The Golf Village at Admirals Cove Master, Jupiter  
 The Jockey Club Apt, Miami  
 The Lands of The President Two, W Palm Beach

# Partial Client List

The Loxahatchee Club, Jupiter  
 The Marina at the Bluffs, Jupiter  
 The Metropolitan, Miami  
 The Moors Master Maintenance, Miami  
 The of Harbour Isles, North Palm Beach  
 The Palm Yacht Beach Club, Lauderdale By The Sea  
 The Palms 2100 Master, Ft Lauderdale  
 The Palms 2100 Tower One, Ft Lauderdale  
 The Palms 2100 Tower Two, Ft Lauderdale  
 The Palms 2100 Townhouses, Ft Lauderdale  
 The Palms of Islamorada, Islamorada  
 The Parc, Aventura  
 The Point of Aventura Maintenance, Aventura  
 The Prado, West Palm Beach  
 The Ridges Maintenance, Weston  
 The Tides, Hollywood  
 The Village of Stuart, Stuart  
 The Waterfront on the Ocean, Juno Beach  
 The Yacht Club at Portofino, Miami Beach  
 The Yacht Club, Aventura  
 Three Tequesta Point, Miami  
 Tiffany Lakes, Mangonia Park  
 Tivoli Trace, Deerfield Beach  
 Toscano, Miami  
 Town Park Village No 1, Miami  
 Turnberry Ocean Colony S Twr, Sunny Isles Beach  
 Turnberry on the Green, Aventura  
 Tuscany No 6, Miramar  
 Vacation Village at Bonaventure Master, Weston  
 Vacation Village at Bonaventure, Weston  
 Vacation Village at Weston, Weston  
 Vacation Village Registration, Weston  
 Venetia, Miami  
 Venetian Palms, Miami  
 Villa Regina, Miami  
 Village Homes Maintenance, Miami  
 Waterview, Aventura  
 Willoughby Community, Stuart  
 Willoughby Golf Club, Stuart  
 Windchime Lakes, Boynton Beach  
 Yorktown POA, Hobe Sound

## Southwest Florida

Acadia II, Sun City Center  
 Acadia, Sun City Center  
 Admirals Bay, Ft Myers Beach  
 Admiralty Point, Naples  
 Aloha Kai, Sarasota  
 Alta Mar, Ft Myers  
 Amberwood Lake, Ft Myers  
 Andover A of Kings Pointe, Sun City Center  
 Andover B of Kings Point, Sun City Center  
 Andover C, Sun City Center  
 Andover D of Kings Point, Sun City Center  
 Andover E of Kings Point, Sun City Center  
 Andover F of Kings Point, Sun City Center  
 Andover G, Sun City Center  
 Andover H of Kings Point, Sun City Center  
 Andover I of Kings Point, Sun City Center  
 Anna Maria, Cape Coral  
 Ariel, Ft Myers  
 Avalon Bay, Ft Myers  
 Bahia Del Sol, Ruskin  
 Ballantrae, Sarasota  
 Barefoot Pelican, Naples  
 Bay Colony Community, Naples  
 Bay Colony Golf Club, Naples  
 Bay Colony Shores POA, Naples

Bay Forest, Naples  
 Bay Harbor Community, Bonita Springs  
 Bay Harbor, Ft Myers  
 Bay Hollow, Bradenton  
 Bay Isles, Longboat Key  
 Bay Plaza, Sarasota  
 Bay Pointe at Bonita Bay, Bonita Springs  
 Bay Village Club, Ft Myers Beach  
 Bays Bluff, Sarasota  
 Bayshore Regency, Tampa  
 Bayside, Cape Coral  
 Baysides of Vanderbilt Beach, Naples  
 Bayview Homes I, Sarasota  
 Baywood Colony Southwood Apts I, Sarasota  
 Beach Terrace, Sarasota  
 Beach View at Boca Bay, Boca Grande  
 Beach Villas III, Captiva  
 Beachway, Sarasota  
 Bedford A, Sun City Center  
 Bedford B, Sun City Center  
 Bedford C, Sun City Center  
 Bedford D, Sun City Center  
 Bedford E, Sun City Center  
 Bedford F, Sun City Center  
 Bedford G, Sun City Center  
 Bedford H, Sun City Center  
 Bedford J, Sun City Center  
 Beechwood Cove, Sarasota  
 Bellavista at Gulf Harbour Yacht & Country Club, Ft Myers  
 Bermuda Club, Ft Myers  
 Bermuda Pointe, Bonita Springs  
 Bird Bay Community, Venice  
 Bird Bay Village Phase 1, Venice  
 Bird Bay Village Phase 2, Venice  
 Bird Bay Village Phase 4, Venice  
 Bird Bay Village Phase 5, Venice  
 Blackburn Harbor, Osprey  
 Blind Pass, Sanibel  
 Boathouse on Longboat, Longboat Key  
 Boca Bay Master, Boca Grande  
 Boca Bay Pass Club, Boca Grande  
 Boca Grande Health Clinic Foundation, Boca Grande  
 Boca Grande Health Clinic, Boca Grande  
 Boca Grove, Bradenton  
 Boca Vista at Burnt Store Lakes, Punta Gorda  
 Bonita Beach Club, Bonita Springs  
 Brandywine, Ft Myers  
 Brenson Mar, Cape Coral  
 Brookfield, Sun City Center  
 Brookshire Village I, Ft Myers  
 Brookshire Village II, Ft Myers  
 Brookshire Village IV, Ft Myers  
 Calais at Pelican Bay, Naples  
 Caloosa Isles II, Ft Myers  
 Cambridge A, Sun City Center  
 Cambridge B, Sun City Center  
 Cambridge C, Sun City Center  
 Cambridge E, Sun City Center  
 Cambridge F, Sun City Center  
 Cambridge H, Sun City Center  
 Cambridge I, Sun City Center  
 Cambridge J, Sun City Center  
 Cambridge K, Sun City Center  
 Cambridge L, Sun City Center  
 Cambridge M, Sun City Center  
 Cane Palm Beach, Ft Myers Beach  
 Canton Court D, Sun City Center  
 Captains Bay North One, Ft Myers Beach  
 Captains Bay North Two, Ft Myers Beach

Captains Bay South, Ft Myers Beach  
 Captains Harbour, Cape Coral  
 Cardinal Cove, Ft Myers  
 Carrington Place, Sarasota  
 Casa Del Sol, Sarasota  
 Casa Ybel Beach and Racquet Club Phase IJK, Sanibel  
 Casa Ybel Resort Limited Partnership, Sanibel  
 Casarina, Sarasota  
 Castel Del Mare, Sarasota  
 Cedar Hammock Golf & Country Club, Naples  
 Chandlers Forde, Sarasota  
 Chilmington Court, Naples  
 Cinnamon Cove Terrace I, Ft Myers  
 Cinnamon Cove Terrace III, Ft Myers  
 Clipper Bay, Cape Coral  
 Clipper Cove Village, Ft Myers  
 Clipper Cove Village, Punta Gorda  
 Club Brittany at Park Shore, Naples  
 Club Harbour, Cape Coral  
 Club Regency, Marco Island  
 Cobblestone Court I, Naples  
 Colonial Wests, Ft Myers  
 Colony Bay One, Tampa  
 Condo of Sand Cay, Longboat Key  
 Coral Del Rio, Cape Coral  
 Coreys Landing, Longboat Key  
 Corinth, Sun City Center  
 Corkscrew Woodlands, Estero  
 Coronado, Ft Myers  
 Country Pines of North Fort Myers, N Ft Myers  
 Countryside Master, Naples  
 Courtside Landings, Punta Gorda  
 Courtyard Landings III, Punta Gorda  
 Courtyard Landings, Punta Gorda  
 Crescent Arms, Sarasota  
 Crescent Beach, Marco Island  
 Crescent Royale, Sarasota  
 Crossings II at Bonita Bay, Bonita Springs  
 Cypress Lake Country Club, Ft Myers  
 Cypress Lake Estates, Ft Myers  
 Cypress Lake Gardens, Ft Myers  
 Deer Creek Community, Sarasota  
 Devonshire, Sun City Center  
 Dolphin Towers, Sarasota  
 Dolphin Watch, Ft Myers Beach  
 Dorchester A of Kings Point, Sun City Center  
 Dorchester B of Kings Point, Sun City Center  
 Dorchester C of Kings Point, Sun City Center  
 Dorchester D of Kings Point, Sun City Center  
 Eagle Creek Golf & Country Club, Naples  
 Eagles Nest at Bonita Bay, Bonita Springs  
 Eagles Nest, Marco Island  
 Eagles Point at the Landings III, Sarasota  
 Eden House, Ft Myers Beach  
 Edinburgh, Sun City Center  
 Egret Landing at Tampa Bay, San Antonio  
 Egrets Landing at Bonita Bay, Bonita Springs  
 Emerald Cove at Cape Coral Community, Cape Coral  
 Emerald Pointe, Punta Gorda en Provence, Longboat Key  
 Enclave at Palmira I, Bonita Springs  
 Enclave Neighborhood, Bonita Springs  
 Enclave of Naples, Naples  
 Englewood Beach, Englewood  
 Estero Bayside, Ft Myers Beach  
 Estero Sands, Ft Myers Beach  
 Fairbourne, Sun City Center  
 Fairfield A, Sun City Center  
 Fairfield B, Sun City Center  
 Fairfield C, Sun City Center

# Partial Client List

Fairfield D, Sun City Center  
 Fairfield E, Sun City Center  
 Fairfield F, Sun City Center  
 Fairfield G, Sun City Center  
 Fairfield H, Sun City Center  
 Fairway Bay Common Shared Facility, Longboat Key  
 Fairway Bay I, Longboat Key  
 Fairway Bay II, Longboat Key  
 Fairway Bay III, Longboat Key  
 Fairway Trace at Peridia II, Bradenton  
 Fairway Villas Property, North Port  
 Fairway Woods, Sarasota  
 Falling Waters Master Rec Facilities, Naples  
 Falling Waters Master, Naples  
 First Lido, Sarasota  
 First Presbyterian Church of Naples, Naples  
 First United Methodist Church, Ft Myers  
 Forest Glen Golf & Country Club Master, Naples  
 Four Winds Marina North, Bokeelia  
 Four Winds Marina, Bokeelia  
 Foxfire Community, Naples  
 Foxmoor, North Ft Myers  
 Gateway Golf & Country Club, Ft Myers  
 Glades Golf & Country Club, Naples  
 Glades Golf and Country Club, Naples  
 Gladiolus Gardens Rec and Maint, Ft Myers  
 Gladiolus Gardens Section V, Ft Myers  
 Gladiolus Gardens Section X, Ft Myers  
 Gladiolus Gardens Section XI, Ft Myers  
 Glen Eagle Golf & Country Club, Naples  
 Glen Oaks Manor Home, Sarasota  
 Gleneagles IV, Naples  
 Gloucester A, Sun City Center  
 Gloucester B, Sun City Center  
 Gloucester C, Sun City Center  
 Gloucester D, Sun City Center  
 Gloucester E, Sun City Center  
 Gloucester F, Sun City Center  
 Gloucester G, Sun City Center  
 Gloucester H, Sun City Center  
 Gloucester J, Sun City Center  
 Gloucester K, Sun City Center  
 Gloucester L, Sun City Center  
 Gloucester M, Sun City Center  
 Gloucester N, Sun City Center  
 Gloucester P, Sun City Center  
 Gramercy, Naples  
 Grand Bay/LBK Community, Longboat Key  
 Grand Bay/LBK I, Longboat Key  
 Grand Bay/LBK II, Longboat Key  
 Grand Bay/LBK III, Longboat Key  
 Grand Bay/LBK IV, Longboat Key  
 Grand Bay/LBK V, Longboat Key  
 Grand Bay/LBK VI, Longboat Key  
 Grand Vista at Riverwood, Port Charlotte  
 Grande Bay at Boca Bay, Boca Grande  
 Grantham, Sun City Center  
 Greenbriar VI at Bonita Bay, Bonita Springs  
 Greengate Community, Ft Myers  
 Greengate IV, Ft Myers  
 Gulf Reflections, Ft Myers  
 Gulf Sandss of Mansota Key, Englewood  
 Hacienda de Ybor Apt Community, Tampa  
 Hacienda Villas, Tampa  
 Hamilton Club, Sarasota  
 Hammock Isle at Bonita Bay, Bonita Springs  
 Harbor Isles, Venice  
 Harbor Place at Peppertree, Ft Myers  
 Harborshore at Boca Bay, Boca Grande  
 Harborside at Boca Bay, Boca Grande  
 Harbortown, Ft Myers  
 Harbour Court, Longboat Key  
 Harbour Landings Estates, Cortez  
 Harbour Landings, Ft Myers  
 Harbour Links, Ft Myers  
 Harbour Pointe, Ft Myers Beach  
 Harbourtowne, Cape Coral  
 Heather Ridge II of Brookshire, Ft Myers  
 Heritage Oaks Golf & Country Club, Sarasota  
 Heritage Palms Golf & Country Club, Ft Myers  
 Hibiscus Pointe, Ft Myers Beach  
 Hickory Shores, Bonita Beach  
 Hidden Harbour One, Ft Myers  
 High Point Country Club Group Eleven, Naples  
 High Point Country Club Group Fourteen, Naples  
 High Point Country Club Group One, Naples  
 High Point Country Club Group Ten, Naples  
 High Point Country Club Group Two, Naples  
 High Point Country Club, Naples  
 Highgate A, Sun City Center  
 Highgate B, Sun City Center  
 Highgate C, Sun City Center  
 Highgate D, Sun City Center  
 Highgate E, Sun City Center  
 Highgate F, Sun City Center  
 Highgate II, Sun City Center  
 Highgate III, Sun City Center  
 Highgate IV, Sun City Center  
 Highland Woods Golf & Country Club, Bonita Springs  
 Hudson Harbour, Sarasota  
 Huntington at Sun City Center, Sun City Center  
 Huron Cove, Marco Island  
 Hurricane House, Sanibel  
 Idlewood, Sun City Center  
 Inn On The Beach, Longboat Key  
 Insurance Service of Sarasota, Osprey  
 Inverness at Sun City Center, Sun City Center  
 Ironwood Business Park, Sarasota  
 Island Beach, Ft Myers Beach  
 Island Pines Recreation, Ft Myers Beach  
 Island Reef, Ft Myers Beach  
 Island Winds Bath and Racquet Club, Ft Myers Beach  
 Jameson, Sun City Center  
 Japanese Gardens, Venice  
 Jetty Villas, Venice  
 Kahlua, Ft Myers Beach  
 Kelly Greens Community IV, Ft Myers  
 Kelly Greens Single Family I, Ft Myers  
 Kelly Greens Terrace V, Ft Myers  
 Kelly Greens Verandas I, Ft Myers  
 Kelly Greens Verandas II, Ft Myers  
 Kelly Greens Verandas III, Ft Myers  
 Kelly Greens Verandas IV, Ft Myers  
 Kelly Greens Verandas V, Ft Myers  
 Kelly Greens Verandas VI, Ft Myers  
 Kelly Greens Verandas VII, Ft Myers  
 Kensington, Sun City Center  
 Key Harbour, Ft Myers  
 Key Royal, Naples  
 Kings Point, Sun City Center  
 Kingsmere, Sarasota  
 Kingston Arms, Sarasota  
 Krain Residence, Longboat Key  
 La Bellasara, Sarasota  
 La Firenze, Longboat Key  
 Lake Louise, Cape Coral  
 Lake Pointe Apts Ltd, Tampa  
 Lakebridge, Bradenton  
 Lakemont Cove, Bonita Springs  
 Lakeshore Village, Sarasota  
 Lakeside Vista, Ft Myers  
 LAmbiance at Longboat Key Club, Longboat Key  
 Lancaster I, Sun City Center  
 Lancaster II, Sun City Center  
 Lancaster III, Sun City Center  
 Lancaster IV, Sun City Center  
 Laurel Villas, Venice  
 Le Ciel Park Tower, Naples  
 LElegance on Lido Beach, Sarasota  
 Lido Beach Club, Sarasota  
 Lido Towers, Sarasota  
 Limetree Beach Resort, Sarasota  
 Linkside Village I, Port Richey  
 Little Hickory Bay, Bonita Springs  
 Longboat Beachcomber, Longboat Key  
 Longboat Terrace, Longboat Key  
 Longboat Village, Ft Myers  
 Longshore Lake Foundation, Naples  
 Lovers Key Beach Club, Ft Myers Beach  
 Lyndhurst, Sun City Center  
 Manchester I, Sun City Center  
 Manchester II, Sun City Center  
 Manchester III, Sun City Center  
 Manchester IV, Sun City Center  
 Manhattan Palms, Tampa  
 Mansion La Palma at Bay Colony, Naples  
 Marina Bay, Longboat Key  
 Marina Del Sol, Sarasota  
 Marina North Shore, Punta Gorda  
 Marina Terrace, Ft Myers  
 Marina Village at Snug Harbor, Ft Myers Beach  
 Marinatown Village A, Ft Myers  
 Mariner Pointe, Sanibel  
 Mariners Boathouse and Beach Resort, Ft Myers Beach  
 Mariners Cove, Naples  
 McGregor Woods, Ft Myers  
 Meadowlake, Sarasota  
 Merano at the Colony, Bonita Springs  
 Meridian at the Oaks Preserve Commons, Osprey  
 Meridian I at The Oaks Preserve, Osprey  
 Meridian II at The Oaks Preserve, Osprey  
 Meridian III at The Oaks Preserve, Osprey  
 Meridian IV at The Oaks Preserve, Osprey  
 Meridian V at The Oaks Preserve, Osprey  
 Meridian VI at The Oaks Preserve, Osprey  
 Midnight Cove II, Sarasota  
 Midnight Cove, Sarasota  
 Miromar Lakes Master, Estero  
 Mission Lakes of Venice, Venice  
 Mission Monterey, Ft Myers  
 Mont Claire at Pelican Marsh, Naples  
 Myerlee Manor, Ft Myers  
 Nantucket I, Sun City Center  
 Nantucket II, Sun City Center  
 Nantucket III, Sun City Center  
 Nantucket IV, Sun City Center  
 Nantucket V, Sun City Center  
 Naples Four Winds, Naples  
 Naples Heritage Golf & Country Club, Naples  
 Naples Lakes Country Club, Naples  
 New Approach, Ft Myers  
 North Bay, Boca Grande  
 North Shore Place, North Ft Myers  
 North Village, Boca Grande  
 Office Buildings, LeHigh  
 Old Bridge Village Co-op, North Ft Myers  
 Orchid Beach Club Residences, Sarasota

# Partial Client List

Oxford I, Sun City Center  
 Oxford II, Sun City Center  
 Paddle Creek, Ft Myers  
 Palm Avenue Baptist Tower, Tampa  
 Palm Harbor Club at Bay Beach, Ft Myers Beach  
 Palmetto Ridge at the Brooks, Bonita Springs  
 Park Plaza, Naples  
 Park Shore Resort, Naples  
 Park View III, Cape Coral  
 Pavese Garner Attorney at Law, Ft Myers  
 Pavilion Club, Naples  
 Pelican Bay Foundation, Naples  
 Pelican Cove, Sarasota  
 Pelican Marsh Golf Club, Naples  
 Pelican Watch, Ft Myers Beach  
 Peppertree Bay, Siesta Key  
 Pine Grove, Ft Myers  
 Pinebrook-Ironwood Recreation, Bradenton  
 Pipers Grove, Naples  
 Plantation Beach Club II, Captiva  
 Plantation Beach Club III, Captiva  
 Plantation Beach Club, Captiva  
 Plantation Beach Club, Port Charlotte  
 Plantation House, Captiva  
 Plantation Village of Sanibel, Sanibel  
 Pointe Estero, Ft Myers Beach  
 Porta Vecchio at Mediterra Neighborhood, Naples  
 Portobello, Longboat Key  
 Ports of Iona, Ft Myers  
 Portsmouth, Sun City Center  
 Princess Del Mar, Marco Island  
 Princeton, Sun City Center  
 Promenade, Longboat Key  
 Prosperity Point Master, Punta Gorda  
 Provincetown, Ft Myers  
 Quail Creek Village Foundation, Naples  
 Radison I, Sun City Center  
 Radison II, Sun City Center  
 Raintree Village No 4, Temple Terrace  
 Raintree Village POA, Temple Terrace  
 Reflection Lakes Master, Ft Myers  
 Reflection Lakes Two, Ft Myers  
 Regatta Pointe, Palmetto  
 Regency House, Sarasota  
 RHC Master, Valrico  
 River View Villas, Cape Coral  
 Rivers Edge 2, Ft Myers  
 Rivers Edge 3, Ft Myers  
 Riverside Yacht Club Estates, Ft Myers  
 Riverwalk Cove, Ft Myers  
 Riviera Club Village, Sarasota  
 Riviera Club, Ft Myers Beach  
 Rosewood at the Gardens, Sarasota  
 Royal Beach Club, Ft Myers Beach  
 Royal Vista, Cape Coral  
 Royal Wood Master, Naples  
 Ruby at Sunstone, Naples  
 San Carlos Springs, Ft Myers  
 San Marino Bays, Tampa  
 Sanctuary I at Longboat Key Club, Longboat Key  
 Sanctuary II at Longboat Key Club, Longboat Key  
 Sanctuary III at Longboat Key Club, Longboat Key  
 Sanctuary IV at Longboat Key Club, Longboat Key  
 Sandalfoot, Sanibel  
 Sandpiper Apts, Venice  
 Sanibel Beach Club, Sanibel  
 Sanibel Harbour Tower South, Ft Myers  
 Sanibel Siesta Apt, Sanibel  
 Sarabande, Sarasota  
 Sarasota Harbor East Apts, Sarasota  
 Saturnia Lakes, Naples  
 Savannah at Turtle Rock, Sarasota  
 Savannah Trace, Tampa  
 Sea Isles of Bonita Beach, Bonita Springs  
 Seagrove at Siesta Key, Siesta Key  
 Seascape of Little Hickory Island, Bonita Springs  
 Seawatch, Ft Myers Beach  
 Senior Friendship Centers, Naples  
 Senior Friendship Centers, Sarasota  
 Senior Friendship Centers, Venice  
 Serenade on Palmer Ranch, Sarasota  
 Seven Lakes, Ft Myers  
 Shorewood of Sanibel, Sanibel  
 Siesta Towers, Sarasota  
 Silver King, Boca Grande  
 Silverleaf at Seven Oaks, Wesley Chapel  
 Smugglers Cove, Ft Myers Beach  
 Snug Harbor, Sanibel  
 Solamar, Naples  
 Somerset Cay, Sarasota  
 South Bay at Boca Bay, Boca Grande  
 South Gate Village Green Section Four, Sarasota  
 South Pointe Villas Master, Ft Myers  
 South Pointe Villas Phase II, Ft Myers  
 South Pointe Villas Phase III, Ft Myers  
 South Pointe Villas Phase IV, Ft Myers  
 South Seas Club, Captiva  
 Southampton I, Sun City Center  
 Southampton II, Sun City Center  
 Spanish Main Yacht Club, Longboat Key  
 Spring Lake Community, Ft Myers  
 Spring Lake II, Ft Myers  
 Spring Lake, Ft Myers SRQ Park, Sarasota  
 St Croix, Sanibel Island  
 Steamboat Bend East, Ft Myers  
 Stonebridge Country Club Community, Naples  
 Stoneybrook Clubside South, Sarasota  
 Stoneybrook Fairway Verandas I, Sarasota  
 Stoneybrook Golf & Country Club, Sarasota  
 Stoneybrook Greens Commons, Sarasota  
 Stoneybrook Veranda Greens North I, Sarasota  
 Stoneybrook Veranda Greens North II, Sarasota  
 Stoneybrook Verandas I, Sarasota  
 Strawberry Ridge, Valrico  
 Summerlin Village, Ft Myers  
 Sundial East, Sanibel  
 Sundial of Sanibel, Sanibel  
 Sunrise Bay Resort and Club, Marco Island  
 Sunset Beach, Longboat Key Surftrider Beach Club,  
 Sanibel Surfsong, Ft Myers Beach Surfwalk, Marco Island  
 Tamarind Gulf and Bay, Englewood  
 Tangerine Bay Club, Longboat Key  
 TBM Properties & Smoot Properties, Ft Myers  
 Terrace I at Lakeside Greens, Ft Myers  
 Terrace II at Lakeside Greens, Ft Myers  
 Terrace III at Lakeside Greens, Ft Myers  
 Terraverde 1, Ft Myers  
 Terraverde 2, Ft Myers  
 Terraverde 3, Ft Myers  
 Terraverde 4, Ft Myers Tessera, Sarasota  
 The Alagon on Bayshore, Tampa  
 The Bayou, Ana Maria  
 The Beaches, Longboat Key  
 The Boardwalk Caper III, Ft Myers Beach  
 The Boardwalk Caper IV, Ft Myers Beach  
 The Caper Beach Club, Ft Myers Beach  
 The Castillian, Longboat Key  
 The Club at Crystal Lake II, Ft Myers  
 The Club at Crystal Lake III, Ft Myers  
 The Club at Crystal Lake, Ft Myers  
 The Club at Crystal Lake, Ft Myers  
 The Club Pelican Bay, Naples  
 The Cottages at South Seas Plantation, Captiva  
 The Country Club of Naples, Naples  
 The Embassy House, Sarasota  
 The Enclave at Fiddlesticks Neighborhood, Ft Myers  
 The Encore, Sarasota  
 The Estates at Bay Colony Golf Club, Naples  
 The Foundation of Pelican Marsh, Naples  
 The Glasser-Schoenbaum Human Srvc's Ctr, Sarasota  
 The Grande Riviera, Sarasota  
 The Habitat, Marco Island  
 The Hamptons at Bonita Bay, Bonita Springs  
 The Harbour Club at Lighthouse Bay, Bonita Springs  
 The Heron at the Sanctuary III, Sanibel  
 The Isles of Caloosa, Ft Myers  
 The Isles Recreation, Ft Myers  
 The Knolls of Kings Point II, Sun City Center  
 The Knolls of Kings Point III, Sun City Center  
 The Knolls of Kings Point, Sun City Center  
 The Landings Carriagehouse, Sarasota  
 The Landings Racquet Club, Sarasota  
 The Landings Yacht Golf and Tennis Club, Ft Myers  
 The Landings, Sarasota  
 The Miles Building, Ft Myers  
 The Monaco Beach Club, Naples  
 The Moorings at Edgewater, Bradenton  
 The Moorings Country Club, Naples  
 The Oaks Preserve Management, Osprey  
 The Olde Hickory Golf & Country Club, Ft Myers  
 The Olde Hickory Verandas Common, Ft Myers  
 The Olde Hickory Verandas I, Ft Myers  
 The Olde Hickory Verandas II, Ft Myers  
 The Olde Hickory Verandas III, Ft Myers  
 The Olde Hickory Villas, Ft Myers  
 The Players Club, Longboat Key  
 The Regency, Ft Myers  
 The Sanctuary at Longboat Key Club, Longboat Key  
 The Sand Caper, Ft Myers Beach  
 The Sanibel Cottages, Sanibel  
 The Shore, Longboat Key  
 The Shores at Gulf Harbour III, Ft Myers  
 The Somerset, Marco Island  
 The Strand at Bay Colony, Naples  
 The Sun Caper, Ft Myers Beach  
 The Surf Club of Marco, Marco Island  
 The Venice Golf & Country Club Master, Venice  
 The Villas at Deer Creek, Sarasota  
 The Villas at Pinebrook, Bradenton  
 The Water Club, Longboat Key  
 The Waterfront at Main Street, Bradenton  
 The Waterfront, Bradenton  
 The Waterway, Bradenton  
 The Woods at Pinebrook, Bradenton  
 Tortuga Beach Club, Sanibel  
 Town & River Phase One, Ft Myers  
 Tremont I, Sun City Center  
 Tremont II, Sun City Center  
 Tuckaweye, Bonita Springs  
 Turtle Rock Community, Sarasota  
 Tuscana, Sarasota  
 Tuscany Bay POA, Gibsonton  
 University Park Community, University Park  
 Vanderbilt Beach & Harbour Club, Naples  
 Vanderbilt Gulfside, Naples  
 Vasari Country Club Master, Bonita Springs  
 Veinte, Longboat Key

# Partial Client List

Venice Golf & Country Club, Venice  
 Viking, Cape Coral  
 Villa Capri, Ft Myers  
 Villa Del Mar, Ft Myers Beach  
 Villa Di Lancia, Longboat Key  
 Villa La Palma, Naples  
 Villa Palmeras at Prestancia, Sarasota  
 Villa Serena, Riverview  
 Village on Golden Pond at Breckenridge, Estero  
 Village Walk, Sarasota  
 Villas on Golden Beach, Venice  
 Villeroy, Sun City Center  
 Vistas on Beneva, Sarasota  
 Vizzaya at Bay Colony, Naples  
 Water Crest of Falling Waters, Naples  
 Watercrest, Bradenton  
 Wedgewood, Sanibel  
 Whiskey Creek Village Green Section Eight, Ft Myers  
 Whiskey Creek Village Green Section Fourteen, Ft Myers  
 Whiskey Creek Village Green Section Ten, Ft Myers  
 Whiskey Creek Village Green Section Two, Ft Myers  
 Whispering Sands, Sarasota  
 White Sands Club, Naples  
 Wilderness Country Club, Naples  
 Wilderness, Naples  
 Wildewood Springs, Bradenton  
 Winding Oaks, Longboat Key  
 Windsong, Bonita Beach  
 Woodside Village West, Sarasota  
 Worthington, Sun City Center  
 Wyldeewood Lakes, Ft Myers

## Central Florida

2100 Towers, Cocoa Beach  
 89 Oceanfront, Ormond Beach  
 Alhambra at Poinciana, Kissimmee  
 Alhambra Villas, Kissimmee  
 Anthem Park, St Cloud  
 Artesia Townhomes, Cape Canaveral  
 Artesia, Cape Canaveral  
 Artisan Club, Celebration  
 Ashbury Park, Orlando  
 Aspenwood at Grenelefe, Grenelefe  
 Baldwin Park Commercial, Orlando  
 Baldwin Park Commercial-NBD, Orlando  
 Baldwin Park Commercial-Village Center, Orlando  
 Baldwin Park Joint Committee, Orlando  
 Baldwin Park Residential, Orlando  
 Baldwin Park Residential-Cambridge, Orlando  
 Baldwin Park Residential-Common, Orlando  
 Baldwin Park Residential-ISSA 22, Orlando  
 Baldwin Park Residential-ISSA 28, Orlando  
 Baldwin Park Residential-Live/Work, Orlando  
 Baldwin Park Residential-Recreation, Orlando  
 Baldwin Park Residential-Rey City Homes 2, Orlando  
 Baldwin Park Residential-Rey City Homes, Orlando  
 Bali, Winter Garden  
 Banana Bay, Cocoa Beach  
 Beachwalker At Harbourside, South Pasadena  
 Bear Creek Manufactured, Ormond Beach  
 Bella Playa, Indian Shores  
 Belleview Biltmore Villas Bayshore, Belleair  
 Belleview Biltmore Villas Oak, Belleair  
 Belleview Biltmore Villas South Garden, Belleair  
 Bermuda Bay Beach, St Petersburg  
 Bermuda Bay Club, Bradenton Beach  
 Boca Ciega Residents, Largo  
 Bouchelle Island I, New Smyrna Beach  
 Breakaway Trails, Ormond Beach

Bridgewater Neighborhood, Heathrow  
 Brierclyff Commons, Orlando  
 Brookside Bluff, Zolfo Springs  
 Bryans Spanish Cove, Orlando  
 Cabana Club, Clearwater  
 Cape Caribe, Cape Canaveral  
 Carefree Country Club, Winter Haven  
 Caya Costa Community, St Petersburg  
 Centre Court Ridge, Reunion  
 Chapman Lakes, Oviedo  
 Chateaus at Magnolia Pointe,  
 Clermont Ciega Cove, South Pasadena  
 Clearwater Key, Clearwater  
 Coconut Palms Beach Resort II, New Smyrna Beach  
 Coconut Palms Beach Resort, New Smyrna Beach  
 Colony Surf, Clearwater  
 Commodore Beach Club, Maderia Beach  
 Coral Pointe at Harbourside, St Petersburg  
 Corbett Development, Clearwater  
 Cranes Roost, Altamonte Springs  
 Crescent Beach Club Two 8-A LLC, Clearwater  
 Cristal, Indian Harbour Beach  
 Cross Creek of Ocoee, Ocoee  
 Crystal Lake, Palm Harbor  
 Curlew Landings South, Indian Rocks Beach  
 Cypress Creek Village Unit Two, Orlando  
 Cypress Creek Village, Orlando  
 Cypress Lakes Assoc & Big Cypress Golf, Lakeland  
 Daytona Beach Riverhouse, Daytona Beach  
 Devon Green Neighborhood, Heathrow  
 Dunedin Pines, Dunedin  
 Edgewater Harbor, Indian Shores  
 Eloise Pointe Estates, Winter Haven  
 Emerald Seas, Cocoa Beach  
 Fairway Village Residents, Largo  
 Florencia, St Petersburg  
 Forest Lakes of Cocoa, Cocoa  
 Forest Lakes, Oldsmar  
 Fountain Beach, Daytona Beach  
 Fountain Parke at Lake Mary, Lake Mary  
 Foxhaven Neighborhood, Orlando  
 Georgetown East, Safety Harbor  
 Georgian Inn Beach Club, Ormond Beach  
 Golfside Villas, Winter Park  
 Grand Lake Resort, Kissimmee  
 Greenbriar at Tuscawilla, Winter Springs  
 Greystone Town Homes, Sanford  
 Gulf Gate, St Petersburg  
 Hampton Hills Estates, Debary  
 Harbor Pointe, Titusville  
 Hawks Landing at Pelican Bay, Daytona Beach  
 Heathrow Lakes Maintenance, Heathrow  
 Heathrow Master, Heathrow  
 Heathrow Woods, Heathrow  
 Heritage Crossing, Reunion  
 Heron Cove, Lake Mary  
 Hidden Springs, Altamonte Springs  
 Highlands of Innisbrook, Palm Harbor  
 Home of Palm Hill, Largo  
 Hunters Creek Community, Orlando  
 Hunters Creek Town Center POA, Orlando  
 Hunters Creek Tract 181, Orlando  
 Hyde Park, Winter Garden  
 Images, Kissimmee  
 Indian River Club, Rockledge  
 Island Oaks of Merritt Island, Merritt Island  
 Island Pointe of Merritt Island, Merritt Island  
 Islander Beach Club, New Smyrna Beach  
 Jameson Place, Rockledge

Jefferson Green at Anthem Park, St Cloud  
 Joyce Ann Apts, Pinellas Park  
 Kingstown Reef, Orlando  
 Knights Landing Apts, Orlando  
 Lake Griffin Harbor, Leesburg  
 Lake Ridge Villas S at Fleming Island, Orange Park  
 Lake Underhill Ltd, Orlando  
 Laserenos, Largo  
 Lauren Manor West, Saint Petersburg  
 Lemon Tree, Orlando  
 Lighthouse Shores Townhomes, Ponce Inlet  
 LOVO, Kissimmee  
 Madeira Place, Madeira Beach  
 Madeira Villa North, Ormond Beach  
 Mai Kai, Orlando  
 Majestic Park Homes, Seminole  
 Mandalay Beach Club, Clearwater  
 Mariners Pass, St Petersburg  
 Maverick, Ormond Beach  
 Middlebrook Pines, Orlando  
 Moontide, New Smyrna Beach  
 Mt Olive Shores Lot of Polk County, Polk City  
 Muirfield Village Neighborhood, Heathrow  
 Normandy, Clearwater  
 Oak Lake Park I & II, Clearwater  
 Oaks Landing Ltd, Bartow Oakwater, Kissimmee  
 Ocean Beach Club, New Smyrna Beach  
 Ocean Inlet Yacht Club, New Smyrna Beach  
 Ocean Sands Beach Club, New Smyrna Beach  
 OceanQuest, Ponce Inlet  
 Oceans Two, Daytona Beach Shores  
 Oceanside Golf and Country Club, Ormond Beach  
 Oleander Pointe, Cocoa  
 One Kapok Terrace, Clearwater  
 ORBIT, Kissimmee  
 Osprey Pointe at Dolphin Cay, St Petersburg  
 Palmas de Majorca, Cocoa Beach  
 Park Lake Villas, Maitland  
 Park Maitland Villas, Maitland  
 Park West of Winter Park, Winter Park  
 Parkshore Plaza, St Petersburg  
 Parkway International, Kissimmee  
 Pasadena Cove, South Pasadena  
 Patriot Square, St Petersburg  
 Pelican Bay Yacht Club Bldg A, Gulfport  
 Pine Ridge at Lake Tarpon Village II, Tarpon Springs  
 Plantation Bay Community, Ormond Beach  
 Plantation Village I, Orlando  
 Poinciana Golf Villas II, Kissimmee  
 Pointe Alexis Recreation, Tarpon Springs  
 Pointe West, New Port Richey  
 Ponce de Leon Towers, New Smyrna Beach  
 Princess, Madeira Beach  
 Prospect Towers, Clearwater  
 Punta Gorda Isles Section 22, Punta Gorda  
 Ranger (Sailboat Key-Group III), South Pasadena  
 Redington Towers No 1, Redington Shores  
 Regency Green Neighborhood, Heathrow  
 Reunion Grande, Reunion  
 Riverside of DeBary, DeBary  
 Riverside, Daytona Beach  
 Riverwood Plantation, Port Orange  
 Riverwoods, Titusville  
 Royal Floridian Resort, Ormond Beach  
 Royal Harbor POA, Tavares  
 Ruby Lake, Winter Haven  
 Salem Square, Palm Harbor  
 Sand Dunes Oceanfront, Cape Canaveral  
 Santa Maria, South Pasadena



# Partial Client List

Savannah Condominium, South Pasadena  
 SC, Ponce Inlet  
 Scottish Highlands, Leesburg  
 Sea Havens, Daytona Beach  
 Shores Sea Villas IV, New Smyrna Beach  
 Sea Villas, New Smyrna Beach  
 Seaport Master, Cape Canaveral  
 Seaside at Belleair II, Belle Air  
 Seminole Garden Apts, Sanford  
 Seminole Hill Villas, Seminole  
 Seminole Woods Community, Geneva  
 Seven Eagles, Reunion  
 Seville 7, Clearwater  
 Sheoah Highlands, Winter Springs  
 Shipwatch Seven, Largo  
 Shorehom By The Sea, New Smyrna Beach  
 Silver Lake Resort, Kissimmee  
 Solana Lake, Cape Canaveral  
 Solana On The River, Cape Canaveral  
 Solana Shores, Cape Canaveral  
 South Bay, Orlando  
 Southpoint of Daytona, Ponce Inlet  
 Springwood Village, Longwood  
 Spruce Creek POA, Port Orange  
 St Andrews, Oldsmar  
 St Tropez IV, Clearwater  
 Starlight Tower, St Petersburg Beach  
 Stonebridge Commons Community, Orlando  
 Stonebridge Maintenance, Heathrow  
 Strathmore Gate East at Lake St George, Palm Harbor  
 Sunisands Beach Club, New Smyrna Beach  
 Sunshine on Indian Shores, Indian Shores  
 Sunshine Towers Apt Residences, Clearwater  
 Terra, Kissimmee  
 The Anchorage, Cocoa Beach  
 The Ashley, Daytona Beach Shores  
 The Bluffs, Sebring  
 The Bordeaux, Ocoee  
 The Cedar Island Club, New Smyrna Beach  
 The Constellation, St Petersburg Beach  
 The Courageous, St Petersburg Beach  
 The Crescent Beach Club at Sand Key, Clearwater  
 The Crescent Beach Club at Sand Key, Clearwater  
 The Cypress Pointe Resort at Lake Buena Vista, Orlando  
 The Cypress Pointe Resort II, Orlando  
 The Enclave at Orlando, Orlando  
 The Grand Coquina, Daytona Beach Shores  
 The Grande Verandahs on the Bay, St Petersburg  
 The Grande, Orlando  
 The Great Outdoors, Titusville  
 The Hamptons, Heathrow  
 The Intrepid, St Petersburg Beach  
 The Lakes Villas I, Clearwater  
 The Mediterranean, Daytona Beach  
 The Meridian, Cocoa Beach  
 The Ocean Ritz of Daytona, Daytona Beach  
 The Oceans Cloverleaf North, Daytona Beach Shores  
 The of Eden Isle, St Petersburg  
 The Peninsula, Daytona Beach Shores  
 The Residences of Winter Park, Winter Park  
 The Resort on Cocoa Beach, Cocoa Beach  
 The Sherwin, Daytona Beach Shores  
 The Springs Community, Longwood  
 The Townhomes of Lake Seminole No 4, Seminole  
 The Village at Melbourne, Melbourne  
 The Villages of Seaport, Cape Canaveral  
 The Villas at East Park, Orlando  
 The Weatherly, St Petersburg Beach  
 Thornton Park Central, Orlando

Tidesfall, Ormond Beach  
 Tortoise Island, Satellite Beach  
 Traders Inn Beach Club, Ormond Beach  
 Trails West, Deland  
 Tropic Shores, Daytona Beach Shores  
 Tropic Sun Towers, Ormond Beach  
 Twenty One Riverside, Cocoa  
 Ultimar Three, Clearwater  
 Ultimar, Clearwater  
 Vacation Village at Parkway, Kissimmee  
 Vacation Villas at Fantasyworld Two, Kissimmee  
 Vacation Villas at Fantasyworld, Kissimmee  
 Venetian Bay Villages, Kissimmee  
 Ventura Country Club Community, Orlando  
 Ventura Village, Orlando  
 Victoria Gardens, DeLand  
 Victoria Park Community Council, DeLand  
 Villa Villar, DeLand  
 Village on the Green I, Clearwater  
 Villas at Fortune Place, Kissimmee  
 Vista Lakes Community, Orlando  
 Vittoria, Treasure Island  
 Waterford Lakes Community, Orlando  
 Waterstreet at Celebration, Celebration  
 Wekiva Village, Apopka  
 Wesmere, Ocoee  
 Westshore Place, Indian Shores  
 Whitley Bay West, Cocoa  
 Whitley Bay, Cocoa  
 Wildwood Homes, Winter Springs  
 Willowbrook Neighborhood, Heathrow  
 Wimbledon Park No 1, Orlando  
 Winding Wood IX, Clearwater  
 Windrush Bay, Tarpon Springs  
 Wintermere Harbor, Winter Garden  
 Woodside Village, Clearwater  
 Yacht & Tennis Club, St Pete Beach  
 Yale Townhouse Apts, Orlando  
 Yorkfield Square, DeLand

## Northeast Florida

Aliki Gold Coast No One, Flagler Beach  
 Amberwood at Fleming Island, Jacksonville  
 Atlantic East, St Augustine  
 Belleza at Ponte Vedra, Ponte Vedra Beach  
 Brighton Park, Jacksonville  
 Brightwater, Jacksonville  
 Camachee Island 1, St Augustine  
 Canopy Walk, Palm Coast  
 Carrington Place at Fleming Island, St Augustine  
 Cinnamon Beach at Ocean Hammock, Palm Coast  
 Clearview Townhouses, Jacksonville  
 Clifton Village, Jacksonville  
 Colony Reef Club, St Augustine  
 Crescent Beach Ocean House, St Augustine  
 Cypress Bridge, Ponte Vedra Beach  
 Cypress Trace Master, Jacksonville  
 Deercreek Country Club, Jacksonville  
 Deermeadows Baptist Church, Jacksonville  
 Drayton Park, Jacksonville  
 East Hampton, Jacksonville  
 Fleming Island Plantation CDD, Orange Park  
 Florida Club, St Augustine  
 Golfview, Jacksonville  
 Greenfield, Jacksonville  
 Hammock Grove, Jacksonville  
 Harbour Island at Marsh Landing, Ponte Vedra Beach  
 Hawthorn, Jacksonville  
 Horizons at Stonebridge Village I, Jacksonville  
 Horizons at Stonebridge Village II, Jacksonville  
 Horizons at Stonebridge Village III, Jacksonville  
 Jacksonville Golf & Country Club, Jacksonville  
 Jacksonville Golf & Country Club, Jacksonville  
 Julington Creek Plantation POA, Jacksonville  
 Kingston Dunes, St Augustine Beach  
 Las Palmas on the Intracoastal, St Augustine  
 Little Bay Harbor, Ponte Vedra Beach  
 Magnolia Point Community, Green Cove Springs  
 Mariners Watch, St Augustine  
 Marsh Landing at Sawgrass I, Ponte Vedra Beach  
 Marsh Landing at Sawgrass II, Ponte Vedra Beach  
 Marsh Landing at Sawgrass III, Ponte Vedra Beach  
 Marsh Landing at Sawgrass IV, Ponte Vedra Beach  
 Marsh Landing at Sawgrass Master, Ponte Vedra Beach  
 Marsh Landing at Sawgrass V, Ponte Vedra Beach  
 Marsh Landing at Sawgrass VI, Ponte Vedra Beach  
 Marsh Landing at Sawgrass VII, Ponte Vedra Beach  
 Marsh Landing at Sawgrass VIII, Ponte Vedra Beach  
 Merrill Pines, Jacksonville  
 Miravista at Harbortown, Jacksonville  
 Moultrie Trails, St Augustine  
 Ocean Breeze (Ocean Beach Club II), Flagler Beach  
 Ocean Gate Phase 1, St Augustine  
 Ocean Hammock POA, Palm Coast  
 Ocean Palms, St Augustine  
 Ocean Village Club, St Augustine  
 Ocean Villas, St Augustine Beach  
 Old Ponte Vedra Beach, Ponte Vedra Beach  
 Osprey Branch, Jacksonville  
 Oxford Chase, Jacksonville  
 Palm Coast Resort, Palm Coast  
 Pelican Reef, St Augustine  
 Pier Point South, St Augustine Beach  
 Pottsborg Crossing, Jacksonville  
 Quail Point I, Ponte Vedra Beach  
 Queens Harbour Yacht & Country Club, Jacksonville  
 Regency Wood, Jacksonville  
 Royal Pines, St Augustine  
 Saint Johns NW Commercial POA, St Augustine  
 Saint Johns NW Master, St Augustine  
 Saint Johns NW Residential POA, St Augustine  
 Saint Johns SE Master, St Augustine  
 Saint Johns-Six Mile Creek North POA, St Augustine  
 Salt Creek, Ponte Vedra Beach  
 Sawgrass Island, Ponte Vedra  
 Sawgrass, Ponte Vedra Beach  
 Sawmill Lakes Maintenance, Ponte Vedra Beach  
 Sea Place I, St Augustine  
 Sea Place III, St Augustine  
 Sea Place Master, St Augustine  
 Sea Winds, St Augustine  
 Seagate North, St Augustine  
 Seagate, St Augustine  
 Sequest, Jacksonville Beach  
 Seascape, Jacksonville Beach  
 Seaside at Anastasia, St Augustine Beach  
 Sebastian Harbor Villas, St Augustine  
 Six Thousand, Jacksonville  
 Southern Grove, Jacksonville  
 Southwood, St Augustine  
 St Andrews Place, St Augustine  
 St Augustine Beach and Tennis Club, St Augustine  
 St Augustine Ocean & Racquet Club, St Augustine  
 St Augustine Ocean Resort Co-op, St Augustine  
 St Augustine Shores Service Corp, St Augustine  
 Stonebridge Village Master, Jacksonville  
 Summer Grove, Jacksonville

# Partial Client List

Summer Island, St Augustine  
 Sweetwater by Del Webb Carriage Homes, Jacksonville  
 Sweetwater by Del Webb Master, Jacksonville  
 The Alexandria, Jacksonville  
 The Amenities for the Residences, St Augustine  
 The Barefoot Trace, St Augustine Beach  
 The Conquistador Apts, St Augustine  
 The Crossings at Cypress Trace, Jacksonville  
 The Greens, St Augustine  
 The Hampton Glen at Deerwood, Jacksonville  
 The Landmark, Jacksonville Beach  
 The Oakbridge, Ponte Vedra Beach  
 The Ocean Villas at Serenata Bch, Ponte Vedra Beach  
 The One Bedrooms at Hammock Beach, Palm Coast  
 The Overlook at Baymeadows, Jacksonville  
 The Palms at Marsh Landing, Jacksonville  
 The Plantation, Ponte Vedra Beach  
 The Preserve on Anastasia Island, St Augustine  
 The Ravines Community, Middleburg  
 The Reserve at Pointe Meadows, Jacksonville  
 The Residences at World Golf Village, St Augustine  
 The Residences II at World Golf Village, St Augustine  
 The Sanctuary at Palm Coast, Palm Coast  
 The Sawgrass Players Club, Ponte Vedra Beach  
 The Seasons at Kensington, Jacksonville  
 The Seasons at Mill Cove, Jacksonville  
 The Woods Community, Jacksonville  
 Timber Run, Jacksonville  
 Turnberry, St Augustine  
 Villa San Marco, St Augustine  
 Villas at Marsh Landing, Jacksonville Beach  
 Villas of Timberlin Parc, Jacksonville  
 Vista Cove, St Augustine  
 Vistas at Stonebridge Village I, Jacksonville  
 Windjammer, St Augustine  
 Wolf Creek, Jacksonville  
 World Golf Village POA, St Augustine

The Pearl, Navarre Beach  
 The Summit, Panama City Beach  
 Tivoli by the Sea II, Miramar Beach  
 Tivoli by the Sea III, Miramar Beach  
 Tivoli by the Sea, Miramar Beach  
 WaterColor Community, Santa Rosa Beach  
 WaterColor Gulfside Villas, Santa Rosa Beach  
 WaterColor Private Residence Club, Santa Rosa Beach  
 WaterColor Towncenter Community, Santa Rosa Beach  
 WaterSound Beach Community, WaterSound  
 WaterSound Beach Gatehouse, WaterSound  
 Waterview Towers, Destin

## Out of State

Commodore Horizontal Property Regime, Hilton Head, SC  
 Cullasaja Club, Highlands, NC  
 Cullasaja, Highlands, NC  
 Laurel Point, Gatlinburg, TN  
 Ocean Cove Resort at Palmetto Dunes, Hilton Head, SC  
 Ocean Palms, Hilton Head Island, SC  
 Southwind at Shipyard, Hilton Head, SC  
 Southwind II at Shipyard, Hilton Head, SC  
 Spinnaker at Shipyard, Hilton Head, SC  
 Sunrise Ridge, Pigeon Forge, TN  
 The Beach Club, St Simons, GA  
 The Council Village at Palmetto Dunes, Hilton Head, SC  
 The Ford Plantation, Richmond Hill, VA  
 The Plaza in Clayton, Clayton, MO  
 Vacation Village in the Berkshires, Hancock, MA  
 Williamsburg Plantation, Williamsburg, VA

## Florida Panhandle

Association of Southbay by the Gulf, Destin  
 Bayview Waters, Ft Walton Beach  
 Beach Colony Resort, Navarre Beachcrest, Santa Rosa Beach  
 Breakers East, Destin  
 Capistrano, Panama City Beach  
 Cassine Garden Townhomes, Seagrove Beach  
 Compass Point at Watersound, WaterSound  
 Compass Pointe II, WaterSound  
 Crescent Keel, WaterSound  
 Crystal Dunes, Destin  
 Dolphin Point, Destin  
 Eden III, Pensacola Eden, Pensacola  
 Emerald Dunes, Destin  
 Golf Villas at Regatta Bay, Destin  
 Islander Beach Resort &, Ft Walton Beach  
 Lands End of Perdido Key, Pensacola  
 Largo Mar, Panama City Beach  
 Marina Bay Resort, Ft Walton Beach  
 Navarre Towers, Navarre  
 Oceania, Destin  
 Perdido Sun, Pensacola  
 Sandpiper Cove, Destin  
 Seascape Resorts, Destin  
 Seminole Legends, Tallahassee  
 Shipwatch, Pensacola  
 Siesta Key Chapel, Sarasota  
 Sugar Dunes, Navarre Beach  
 The Crossings at Watersound, WaterSound  
 The Palms at Seagrove, Seagrove Beach

**COPY**

## Facilities Advisors Florida, Inc.

14502 N Dale Mabry, Suite 200  
Tampa FL 33618  
(813)444-8022 Fax (805)658-8007  
[pierre@floridareservestudy.com](mailto:pierre@floridareservestudy.com)  
[www.floridareservestudy.com](http://www.floridareservestudy.com)

## Offices Nationwide

Arizona, California, Colorado  
Florida, Hawaii, Massachusetts  
Nevada, New Mexico, Texas  
Utah, Washington  
Acapulco, Mexico

July 1, 2021

**Julie Yevich**

**Harmony CDD**

3500 Harmony Square Dr W

Harmony, FL 34773

Hi Julie, thanks again for the opportunity to be considered to work at **Harmony CDD.**, here is the list of references.

Patricia Comings-Thibault  
District Manager  
Lakeshore Ranch  
19730 Sundance Lake Blvd.  
Land O Lakes, FL 34638  
[patricia.comings-thibault@dpfg.com](mailto:patricia.comings-thibault@dpfg.com)  
(321) 263-0132

Don Egnor  
District Manager  
Terra Bella CDD  
2277 Via Bella Boulevard  
Land O Lakes, FL 34639  
[Don.Egnor@fsresidential.com](mailto:Don.Egnor@fsresidential.com)  
(727)299-9555

Bruce St. Denis  
Senior Manager  
Palms of Terra Ceia Bay CDD  
2300 14th Ave W.  
Palmetto, FL 34221  
[bruce.stdenis@dpfg.com](mailto:bruce.stdenis@dpfg.com)  
(407)619-7942  
Number of Units: 590

John Gnagey  
District Manager  
Renaissance CDD  
12801 Renaissance Way  
Fort Myers, FL 33912  
[jgnagey@theclubatrenaissance.com](mailto:jgnagey@theclubatrenaissance.com)  
(239)561-4170



**Facilities Advisors Florida**  
14502 N. Dale Mabry, Suite 200  
Tampa, FL 33618

**Pierre del Rosario**  
pierre@floridareservestudy.com  
www.floridareservestudy.com  
(813) 444-8022

July 1, 2021

Julie Yevich  
Harmony CDD  
3500 Harmony Square Dr W  
Harmony, FL 34773

### Proposal for Reserve Study with On-Site Analysis

As you requested, we are submitting this proposal for reserve study services for Harmony CDD. The site analysis will be scheduled as soon as we receive the signed agreement (attached) to proceed. Our report is issued as a Reserve Management Plan engagement and is intended to match your budget year and will be a 30-year projection for the 30-year period beginning January 1, 2022.

Since maintenance expenditures are often the most significant costs of an association, properly preparing a Reserve Study is one of the most important responsibilities for common interest organizations. An accurate and detailed analysis will minimize reserve assessments and reduce the risk of insufficient funds, while still maintaining the common areas. Some consider the reserve study simply as a budget tool. Others want a dynamic long-term replacement management tool. Either way, we can help.

#### Facilities Advisors Florida:

- Local: Located in Tampa, FL for your convenience and unrivaled customer service.
- Global: Affiliated with Facilities Advisors International and our unique team of experts including CPAs, Architects, Contractors, Facilities Managers, valuation experts and software developers.
- Experts: Pierre del Rosario is the Facilities Advisors reserve professional for Florida and has provided financial services to our condominium and homeowners associations clients since 2000.
- Vetted: Facilities Advisors Florida uses software specifically designed to prepare reserve studies that has been fully tested by a team of independent financial experts for calculation accuracy and certified to meet the strict ICBI software standards and is used by more than 3,000 satisfied clients worldwide.
- Easy: Reserve Study Reports that are usually less than 30 pages makes it easy for boards of directors and management professionals to read, digest and distribute. Our report provides actionable management information that is detailed enough to understand, but not so detailed that it overwhelms the reader. This report is supplemented by separately issued detail financial schedules to provide a complete reserve activity management system.
- Affordable: We believe in using the latest technology to our advantage. Because we have continued to evolve our business practices by staying ahead of the curve with our software, we are able to pass on the savings to our clients.
- Full Service: Each of our on-site analyses includes everything you have come to expect from reserve study providers. Full component detail lists with site or element photos, current and future replacement cost estimates, and anecdotal evidence and/or commentary where necessary.
- Full Service +: At no extra charge, we also prepare the report with the understanding that every association is unique. Our reports are prepared for the association but also, **by the association**. This includes open communication, \*unlimited revisions, and \*client-use software.

#### Fee Quotation

The fee for preparing the reserve study with on-site analysis for the fiscal period starting January 1, 2022 is \$3,650.00.

If you would like us to proceed with your reserve study, please indicate your acceptance by signing the attached Reserve Study Services Agreement and returning it to us. The terms of this proposal will remain in effect for sixty days from the date of this proposal.

Pierre del Rosario, President

#### *Attachment*

\*See attached agreement for terms of service  
See attached brochure for complete information about our company



**Facilities Advisors Florida**  
14502 N. Dale Mabry, Suite 200  
Tampa, FL 33618

**Pierre del Rosario**  
pierre@floridareservestudy.com  
www.floridareservestudy.com  
(813) 444-8022

July 1, 2021

Julie Yevich  
Harmony CDD  
3500 Harmony Square Dr W  
Harmony, FL 34773

Reserve Study Services Agreement  
Reserve Study with On-Site Analysis

This Agreement is made between Facilities Advisors Florida ("FA Florida") and Harmony CDD, (the "Association"). The Association has engaged Facilities Advisors Florida to perform and prepare an analysis and projection of the Association's replacement funding program ("Reserve Study") pursuant to the terms and conditions as set forth herein.

IT IS AGREED:

1. Analysis Date and Period: The Reserve Study will be a projection for the 30-year period commencing January 1, 2022.
2. Date of Delivery of Requested Information: A draft report will be available for review by the Association within two weeks from the date of FA Florida's receipt of the applicable documents, information, and materials requested, and completion of the site analysis by FA Florida. The Reserve Study will assume the most probable course of events in consideration of information supplied by the Association, FA Florida's research, and industry standards and guidelines. However, the Association acknowledges that actual replacement costs may vary from those set forth in the Reserve Study and such variations may be material. Accordingly, FA Florida does not, and shall not, guarantee that actual replacement costs and/or remaining lives will approximate those contained in the Reserve Study.  
  
*FA Florida hereby requests the information and documents described on Schedule A attached to this Agreement.*  
  
The Association covenants and agrees to provide FA Florida with all the information and documents set forth on Schedule A, and to cooperate with all reasonable requests of FA Florida in connection with this Agreement. Without limiting the foregoing, the Association shall ensure that its personnel are reasonably available to consult with FA Florida regarding replacement funding expenditures and the condition of the physical components of the common areas and shall allow FA Florida reasonable access to conduct periodic physical inspections of the Association's facilities and common areas.
3. Date of Delivery of Final Report: The final report will be issued within seven working days of receiving approval from the Association for issuance of such report. The Reserve Study shall be dated as of the date of delivery to the Association (the "Report Date"). If the Association does not inform FA Florida of any changes within 30 days of delivery of the draft report, then the draft report is considered to be approved as is, and FA Florida will issue the final report.
4. Report Format: The format of the Reserve Study will be similar to the sample report available on our web site at <http://www.floridareservestudy.com/sample-reserve-study>. The purpose of the Reserve Study is to assist the Association in properly managing replacement funds and common area property, so that future funds will be sufficient when expenditures are necessary and common area property can be maintained efficiently for the life of the project. The Reserve Study is intended only for the Association's internal use, and only for the purposes, and subject to the limitations described in this Agreement.
5. Reserve Study Update: FA Florida has no responsibility to update the final Reserve Study for events and circumstances occurring after the Report Date. FA Florida recommends that interim updates be performed at least annually and at more frequent intervals if there are material fluctuations in the rates of inflation and investment or when material changes in costs or in estimated lives of replacement fund items occur.
6. Reserve Study Fee & Terms: FA Florida's fee for preparing the Reserve Study, with site analysis, for the period beginning January 1, 2022 is \$3,650.00. 50% of this fee will be billed upon authorization to proceed and is due and payable at that time. The remaining 50% will be billed upon delivery of the draft report and is due and payable within 30 days. If a draft report is not issued at the request of the Association, the remaining 50% is due and payable within 30 days of importing data into Facilities 7 software and providing access to the Association.
7. No Warranties: The Association acknowledges and agrees that neither FA Florida, nor any officer, director, owner, employee, agent or affiliate of FA Florida, has made any representations, warranties, guarantees, or promises of any kind regarding FA Florida's services or deliverables except as expressly provided in this Agreement. FA Florida disclaims all warranties, including without limitation any warranty as to fitness of the Reserve Study for a particular purpose, whether express, implied or arising by operation of law. FA Florida shall not be liable to the Association for any incidental, consequential, or special damages whatsoever, including without limitation any lost revenues or lost profits, arising from or related to this Agreement and the services provided hereunder.

8. Miscellaneous:

- (a) Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties with respect to its subject matter, and supersedes all prior agreements, whether written or oral, pertaining to such subject matter.
- (b) Governing Law. Disputes arising under this agreement (including the scope, nature and quality of services to be performed by us, our fees and other terms of the engagement) shall be submitted to mediation. A competent and impartial third-party, acceptable to both parties, shall be appointed to mediate, and each disputing party shall pay an equal percentage of the mediator's fees and expenses. No suit or arbitration proceedings shall be commenced under this agreement until at least 60 days after the mediator's first meeting with the involved parties. If the dispute requires litigation, the court shall be authorized to impose all defense costs against any non-prevailing party found not to have participated in the mediation process in good faith. This Agreement is governed by, and shall be construed in accordance with, the laws of the State of Florida. Venue for all legal or equitable actions relating to or arising from this Agreement shall be Hillsborough County, Florida.
- (c) Force Majeure. Notwithstanding anything to the contrary provided in this Agreement, FA Florida shall not be liable for any delay or failure to perform any of its obligations under this Agreement if such delay or failure is caused by an act of god, government requirements, fire, or any other cause or circumstance beyond its reasonable control. FA Florida shall use reasonable efforts to avoid, remove, or cure all such circumstances as soon as is reasonably feasible.
- (d) Third Party Actions. If there are any member or third party actions involving the Association which cause FA Florida to incur time charges or expenses other than for the initial preparation of the reserve study report, FA Florida is to be reimbursed by the Association for any costs or time charges incurred in connection therewith.

9. Limitations of Reserve Study Association understands and agrees that:

- (a) The Reserve Study is intended for the sole use of the Association and is not to be construed as a guarantee, warranty or an opinion on the advisability of purchase.
- (b) The information provided by the Reserve Study is effective for one year from the completion date of the report. An annual review and update of this Reserve Study is required to adjust known cost changes and to maintain accuracy.
- (c) FA Florida's financial liability for errors and omissions is limited to the fees charged to Association to perform the Reserve Study.
- (d) The scope of the Reserve Study is expressly limited to the components included.
- (e) The remaining useful life estimates of the Reserve Study assumes normal weather conditions and does not factor in damage by flood, wind, storm, earthquake or other insurable events. The useful life estimates assume proper construction, installation, design plus adequate preventive maintenance. Improper construction, installation, design or failure to maintain will lead to shortened useful lives.
- (f) The cost estimates of the Reserve Study are based in current pricing for similar installations and materials and/or based in actual costs paid by Association. Future costs are subject to change according to supply and demand, material costs, effects of inflation and other forces which are not under FA Florida's control.
- (g) The conclusions of the Reserve Study do not involve forensic or destructive testing of the components and were arrived at by either visual inspection and/or information provided by Association.
- (h) The Reserve Study is not intended to address or discover construction defects, asbestos, mold, water intrusion or lead paint. Association agrees to indemnify, defend and hold FA Florida harmless from all related claims.
- (i) Association warrants that the components, equipment and materials are constructed or assembled by qualified and licensed contractors according to manufacturer specifications and that the finished construction complies with all applicable building codes at the time of construction.

Approval of Agreement

For Harmony CDD:

By: \_\_\_\_\_

Date: \_\_\_\_\_

For Facilities Advisors Florida:

By:



Pierre del Rosario, President

July 1, 2021

## Harmony CDD - Schedule A

### Documents, Information, and Materials Requested

The table below provides a fairly comprehensive list of the documents and information we require in order to perform a comprehensive analysis for you and helps to improve the accuracy of the report. Our normal work process is:

- Phone call or email notification to schedule date for on-site analysis
- Summarize and evaluate data in my office, and research and estimate pricing of reserve activities
- Prepare a draft of the report and information for your edits and our discussion
- Conference call (if necessary) to discuss the data and report. This is your board's report and I want to walk you through it and make necessary adjustments so that you have the best information and a workable plan going forward.
- Edits based on our conference call and second draft (or final) report issued

#	Documents requested	Reason needed	Required	Done
1	A copy of the most recent prior reserve study, if available	This helps ensure that we will identify all components and may provide measurement information. It is also a good check for us on costing information.	Yes	
2	A copy of the most current financial statements of the Association that shows the current total of reserve funds, and the current budgeted amount to be transferred monthly to reserves	Necessary for us to know how much you are presently contributing to reserves, and to anticipate the following year's reserve contribution.	Yes	
3	A copy of the Association's budget for the most recent year	This is required UNLESS it is shown on the financial statements listed above (# 2)		
4	A copy of the Association's governing documents (CC&R's, etc.)	Only necessary if it discusses maintenance responsibility of Association		
5	Copies of prior paid invoices for repair and/or replacement of common area components	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
6	Copies of bids solicited for repair and/or replacement of common area components, whether awarded or not	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
7	A copy of your reserve policies	Required if you have specific reserve policies. If not, we will be happy to help you establish policies for your Association.		
8	A list of addresses and phone numbers for pertinent service contractors (landscape, pool, elevator, roof, paint, deck, etc.)	Very helpful information to help us make sure that we have accurate cost data and an understating of your maintenance plan.		
9	A copy of the plot map of the project or community showing phasing details and building shapes or styles	This is necessary for us to identify all components.	Yes	
10	Temporary use of keys, access devices or gate codes to enter upon the common areas, pool or recreation areas and equipment or storage areas	Necessary for us to gain access to restricted areas.	Yes	

*Additional information may be requested once we have started our work.*



**June 28, 2021**

Harmony CDD  
c/o Inframark Management Services

RE: Full Service Reserve Study with Site Inspection  
Harmony CDD  
7255 Five Oaks Drive  
Saint Cloud, FL

Dear Board of Supervisors:

We are very appreciative for the opportunity to perform a full reserve study with site inspection and recommendations for Harmony CDD. We are a team of knowledgeable reserve analysts with extensive experience and take pride in performing reserve studies. The reserve study will project costs and funding for a 30 year time frame for all common areas and improvements.

Harmony CDD's origins date back to 2000. The community started construction shortly thereafter and the construction has been gradual up to current times. The planned community is comprised of single family homes, multifamily homes, as well as commercial space. The community consists of 1,020 acres and is located in Saint Cloud, Osceola County, Florida. The District features two pool areas and cabanas, several parks, and green space. After a review of aerials, and county records, we recommend the following reserve items be included in the report:

- **Parking Areas**
- **Pavilions**
- **Playground**
- **Basketball Court**
- **Trails**
- **Pedestrian Bridges**
- **Docks**
- **Fencing**
- **Entry Monuments**
- **Ponds**
- **Stormwater Drainage**
- **Pool Areas (2)**
- **Pool Cabanas (2)**
- **Alleys**
- **Any Other Items Specified by You**

The physical analysis portion of the reserve study will include a reserve item component list, remaining life, useful life, current cost, future cost of all reserve items as well as any site recommendations. The financial analysis portion of the study will include allowances for your interest income, taxes and projected changes in building costs. The pooled method and component method (if applicable) will be used and presented to derive the funding schedules.





## Scope of Service

Our scope of service for a full service reserve study with site inspection that includes all expenses consists of:

- Site inspection of common areas and improvements with both a Certified General Contractor and a CAI-designated Reserve Specialist (Both are degreed engineers).
- Our user-friendly reserve study report that includes narrative, photographs, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.
- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.
- One site meeting with management or the board on the day of inspection, if requested.
- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.
- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).
- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.
- 30 year cash flow plan in the report.
- Review of plats, drawings, and site aerials.



## Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We both inspect all properties and have provided detailed analysis of over 300,000 single family, apartment, villa, townhome, and condominium units. Our high repeat customer rate indicates high customer satisfaction. We have prepared reserve studies and insurance appraisals for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, office condominiums, medical condominiums, townhouse developments, single family residential homeowners associations, community development districts, and special use facilities.

We both hold engineering degrees from fully accredited universities. Paul is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465 with over 30 years of experience in each. Steven is one of approximately only 200 people nationwide that have earned the designation of Reserve Specialist (RS) from the Community Associations Institute and is a State Certified General Real Estate Appraiser License Number RZ 3479. He has also been a speaker at CAI functions discussing reserves and budgeting. To learn more, please visit us on the web at [www.reservestudyfl.com](http://www.reservestudyfl.com) and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

- Greenacre Properties
- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
- Starwood Land Ventures
- Management & Associates
- Resource Property Management
- Condominium Associates
- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
- Vanguard Management Group
- Lennar Homes
- McNeil Management Services
- Development Planning and Financing Group
- Qualified Property Management
- Avid Property Management
- Southshore Property Management
- Terra Management Services



## Experience

Here is a short list of communities we have conducted reserve studies for, showing experience with various construction types, building systems, and community amenities:

### **Fishhawk CDD I, CDD II, CDD III, & CDD IV, Lithia, Florida**

Fishhawk Ranch is a large planned community consisting of approximately 3000 acres in Lithia, Florida. It is comprised of numerous single family home subdivisions as well as a few townhome subdivisions. There are many community amenities including swimming pools, clubhouses, tennis courts, playgrounds, fitness centers, a banquet center, running trails, parks, and various others. The District also maintains the ponds, stormwater drainage, and the entry areas. There are a total of 6,286 members.

### **Heritage Harbour South CDD, Bradenton, Florida**

Heritage Harbour South CDD is comprised of single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2006. Overall, there are 1,523 units. The CDD maintains the baseball field and recreation area. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 980.79 acres in Bradenton, Florida.

### **Venetian CDD, Venice, FL**

Venetian CDD commenced operations in September 2002. The Venetian Golf and River Club has 1,377 lots planned primarily for single family residential development as well as a small amount of multi-family development. The River Club recreation area was built in 2004 and includes a clubhouse, kitchen and banquet facilities, fitness center, pool area, tennis courts, as well as other amenities. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 964 acres.

### **Riverwood CDD, Port Charlotte, FL**

Riverwood CDD started development in the mid 1990s and most of the construction was complete over the next decade. The District maintains an amenity campus with a clubhouse/athletic center, pool area, tennis, and shuffleboard courts. The district also owns an off-site Beach Club on Manasota Key in Englewood. The Beach Club was built in 2003 and acquired in 2014. Additionally, the District also maintains the streets, potable water system, re-claimed water system, sewer system (and plant), and stormwater drainage.

### **Two Creeks CDD, Middleburg, FL**

Two Creeks has 624 platted lots planned for single family residential development and encompasses 625 acres. The community was platted in June 2007. Within the district, there is a recreation comprised of a clubhouse, pool area, 2 tennis courts, a basketball court, playgrounds, and a volleyball court. The community also maintains the ponds, stormwater drainage, and the entry areas.

COPY



**Services**

The fee schedule for the current assignment is as follows, please sign below to confirm your acceptance:

<b>Full Service Reserve Study with Site Inspection (Level-1)</b>	<b>\$7,200</b>
--	----------------

The fee schedules for **reserve study updates** are as follows. NOTE: Agreeing to the initial reserve study **does not** lock you in to any future update. All future updates come when directed by you. Prices are good for 3 years.

<b>Reserve Study Update with Site Inspection (Level-2)</b>	<b>\$5,700</b>
--	----------------

We will provide you with electronic copies of the report. Payment will be due at the first submission of the report. The report will be completed within ten weeks of our firm receiving this engagement letter signed and faxed or emailed to our office.

Thank you again for the opportunity to present our proposal to you.

Sincerely,

Paul Gallizzi  
Florida General Contractor #CGC-019465  
State-Certified General Appraiser RZ110

Steven Swartz, RS  
Reserve Specialist Designation No. 214  
State-Certified General Appraiser RZ3479

\_\_\_\_\_  
Accepted by Signature:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Accepted by Printed Name:

COPY



201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

June 23, 2021

Mr. Gabriel Mena, Assistant District Manager S.E.  
c/o INFRAMARK  
Harmony CDD  
210 N. University Drive, Suite 702  
Coral Springs, FL 33071



Dear Mr. Mena:

Thank you for the opportunity to present Harmony CDD with a reserve study proposal. At Reserve Advisors, we are dedicated to providing peace of mind to boards, and owners by delivering a custom-comprehensive reserve study.

Our **easy-to-use reserve study system** provides a more effective way to manage your property. You will receive...

- A concise **Executive Summary** and **5-Year Outlook Table** to communicate near-term expenditures and funding recommendations to homeowners.
- **Property-specific recommendations** that prioritize the most effective use of reserve funds for you.
- **Spreadsheets with formulas** to easily evaluate what-if replacement schedules and reserve contributions.
- **Free Support** - Our team of multi-disciplined engineers are dedicated to making your experience of using the reserve study exceptional with ongoing assistance.

The following pages provide insight and the distinct reasons why communities rely on Reserve Advisors for their reserve study needs.

Please sign and return the [Confirmation of Services](#) page to get started.

Sincerely,

Nick Brenneman  
Southeast Regional Account Manager  
Nick@reserveadvisors.com  
[See our report overview](#)



201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

## Reserve Study Benefits

### For Boards

- Fulfills [fiduciary responsibility](#) with expert advice
- Supports board decisions on replacement projects
- Saves hours in budget meetings for replacements
- Excel spreadsheets with formulas provide ability to create what-if scenarios for budgeting purposes

### For Homeowners

- Ensures fair reserve contributions
- More consistent household budgeting
- Reduces long-term owner cost of maintaining the common property
- Curb appeal increases demand for properties



## Distinct Reasons Communities Choose Reserve Advisors

- ✓ **Easy to use Reports** that provide valuable insight to current and future owners. An executive summary promoting management's ability to communicate near-term expenditures, funding recommendations and other high level information to various stakeholders.
- ✓ **Dedication and Commitment to You** with an exceptional experience during and after the study. We listen to you and create a custom reserve study with your objectives in mind. Our staff of multi-disciplined engineers is dedicated to ensuring your satisfaction. We're always available with free support after the study is complete.
- ✓ **Comprehensive Reports** solve problems before they escalate. We include:
  - Thorough condition assessments that prioritize your near-term projects
  - Best practices and technical illustrations to better understand project scope and compare contractor bids
- ✓ **Knowledge of Local Replacement Costs** is the basis for adequate, not excessive, reserve budgets.
- ✓ **Multi-disciplined Engineers** – With more than 30 engineers, we match our expertise with your community rather than a "one size fits all" engineer.
- ✓ **Unbiased Recommendations** – Your best interest is our only goal. We don't provide design or project management services, nor do we profit from your capital projects.
- ✓ **Unmatched Local Experience** – We know the local costs and conditions that affect your community. Visit our map of our experience near your community on the following page.

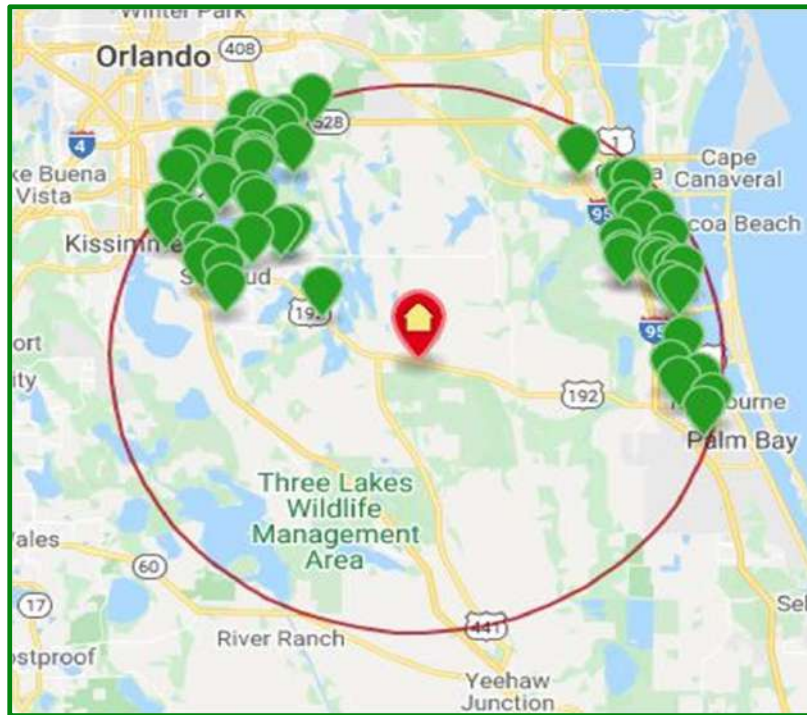
[Download our report overview](#)



COPY

Clients Served Near You

Red represents your property, Green represents our clients.  
References available upon request.



**Name**

- Ashley Park Condominium Association, Inc.
- Shelter Cove Resort Condominium, Inc.
- Lakeshore at Narcoossee Homeowners Association, Inc.
- Narcoossee Del Sol Community Association, Inc.
- Oak Ridge Townhome Owners Association, Inc.
- Indian Lakes Homeowners' Association, Inc.
- East Lake Park Homeowners Association, Inc.
- Sanctuary at South Town Homeowners' Association, Inc.
- Blackstone Homeowners Association, Inc.
- Heritage Isle District Association, Inc.
- Heritage Isle District Association, Inc. (Club)
- Village Green Townhouses at St. Cloud Homeowner's Association, Inc.
- Tavistock District Association, Inc.
- Palamar Oaks Village Homeowners' Association, Inc.
- Moss Park Reserve Homeowners Association, Inc.
- Homeowners Association of Eagle Creek, Inc. - Common
- Homeowners Association of Eagle Creek, Inc. - Village 7 E Curzon
- Homeowners Association of Eagle Creek, Inc. - Village K
- Homeowners Association of Eagle Creek, Inc. - Village K Single Family Homes
- Homeowners Association of Eagle Creek, Inc. - Villages 8-9 L
- Baytree Community Development District
- Viera East Community Development District
- Homeowners Association of Eagle Creek, Inc. - Villages 6 D Windsor Townhomes
- Lago Buendia Master Association, Inc.
- Homeowners Association of Eagle Creek, Inc. - Villages 6 D Windsor Single Family Homes
- Phillips Landing Homeowners' Association, Inc.
- Sonoma District Association, Inc

**City**

- Harmony
- St. Cloud
- Saint Cloud
- St. Cloud
- St. Cloud
- St Cloud
- St. Cloud
- Saint Cloud
- St. Cloud
- Viera
- Viera
- St. Cloud
- Viera
- Saint Cloud
- Orlando
- Orlando
- Orlando
- Orlando
- Orlando
- Orlando
- Melbourne
- Rockledge
- Orlando
- Kissimmee
- Orlando
- Rockledge
- Rockledge



201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

## Using Your Reserve Advisors Study Has Never Been Easier

We listened and responded to our clients with three tools to quickly access and use your custom-comprehensive reserve study.

- ✔ **The Report** – Comprehensive and Customized to Your Community
  - One-Click to read online
  - Executive Summary communicates key findings and recommendations **at a glance**
  - Flip through your report copy which includes panoramic 11" x 17" spreadsheets
  - Helps board planning with a prioritized capital project schedule
  
- ✔ **The Numbers** – Always Quick and Easy
  - One-Click to open your Expenditures & Funding Plan spreadsheets
  - Print your spreadsheets on any printer in panoramic multi-page format
  
- ✔ **Easy Planning** – Your reserve study includes:
  1. **Excel™ spreadsheets with formulas** for what-if scenarios
  2. **ForeSite™** a cloud-based software solution
    - a. Store your photos and project documents
    - b. Record comments and costs of your *actual* capital projects
    - c. Optionally, subscribe to **ForeSite™ Plus** for multiple users to collaborate online, creating unlimited replacement and funding scenarios
    - d. Full support with Webinars and Tutorials

**ForeSite™** brings everything together as individual board members can collaborate, comment, make changes and plan for the future in one place from anywhere.







201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

**Meet Our Founders**



Founded by John Poehlmann and Theodore Salgado in 1991, Reserve Advisors has provided tens of thousands of comprehensive reserve studies for communities across America and abroad.

Collectively, John and Ted have lived in and served community associations for decades. They've served on CAI's (Community Associations Institute) national Board of Trustees and as a past President of APRA (the Association of Professional Reserve Analysts), respectively. Both were instrumental in establishing CAI's National Standards for Reserve Study providers.

**Our Commitment to You**



*We deliver.* In all we do, we go the extra mile for you. Our core values are integrity, customer service, professionalism, accountability and technical quality. Our employees are hard-working individuals who value their client relationships and put great effort and dedication into providing the highest level of satisfaction to our clients.

As we have since 1991, Reserve Advisors will continue to use our values, people and services to provide reserve studies that help secure the financial health of communities and peace of mind to their homeowners.

Nick Brenneman  
Southeast Regional Account  
Manager



201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

The specific property to be included in your custom-comprehensive reserve study includes:

**Site Components**

- Pools including Fence, Deck, Mechanicals & Furniture (2)
- Splash Pad
- Basketball Court
- Shuffleboard Courts
- Playground
- Streets & Curbs
- Parking Areas
- Post or Pole Lights
- Irrigation System
- Storm Water Management Systems
- Landscaping
- Fences
- Ponds
- Water and Wastewater Plants
- Piers
- Docks
- Boats
- Dog Park
- Gazebos
- Benches, and Other Site Furniture
- Parks

**Only the items explicitly stated above will be included in the Reserve Study Analysis. Should you wish for the analysis to include additional components not listed, please contact your account manager to discuss the specifics.**

Harmony CDD Reference Photograph:





201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

YOUR REPORT INCLUDES:			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Executive summary of key findings and list of prioritized near-term projects
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30-Year expenditure forecast derived from actual local costs, not standardized information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project-specific best practices that provide in-depth information to support board decisions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Element-specific opportunities to save money through cost-effective alternative replacement options
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Detailed photographs documenting the condition of every reserve element
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condition assessments that identify elements in need of repair vs replacement

EASE OF USE			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Easily print expenditure and funding plan spreadsheets in panoramic multi-page format
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Quickly create what-if scenarios with Excel spreadsheets that contain built-in formulas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cloud-based software, allowing for easy remote collaboration among your board members

STAFF'S QUALIFICATIONS			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Only uses engineers who are committed to the highest industry standards, as shown by their Reserve Specialist (RS) and/or Professional Reserve Analyst (PRA) designations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Specializes in prioritizing capital projects and funding needs based on your individual goals
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Always available to discuss your reserve study anytime in the future at no additional cost

FIRM'S QUALIFICATIONS			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Offers local experience, utilizing actual project costs to provide a basis for realistic reserve budgets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comprises over 30 engineers from multiple engineering disciplines to ensure matching the appropriate background and expertise with your community association needs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	With over 25 years of expertise in the community association industry, has the knowledge to identify any common element issue and make recommendations for best practices
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No real or perceived conflict of interest – An independent consultant that does not manage or profit from your replacement projects
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All reports are reviewed by a team of senior engineers to ensure the utmost quality
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provides high client satisfaction ★★★★★ 1,226 Reviews





201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

**COLLABORATE.  
CREATE.  
STORE & SHARE.**

**FORESITE™**  
Tracking Your Past. Forecasting Your Future.



All our reserve studies now include **ForeSite Basic.**



- ✓ Secure, 24/7 online access to your original reserve study for 7 years.
- ✓ Export and print your study.
- ✓ Add notes and comments.
- ✓ Store project bids, contracts and photos.
- ✓ Receive unlimited support for 10 registered users.
- ✓ Get 60 days of free access to ForeSite Plus. Each user can create and print multiple "what if" scenarios.

**Upgrade to ForeSite Plus...**

**All the features of Basic and MORE!**



- ✓ Answer all your questions with the ability to create, print and save unlimited "what if" scenarios.
  - Change replacement timing, costs or quantities.
  - Reduce reserve contributions.
  - Raise the interest rate.
- ✓ Designate an approved scenario to guide your community.
  - Facilitate budgeting and reserve expenditure discussions.
  - Track actual capital projects.
  - Improve communication and streamline meetings.
  - Easily share information with new board members.

The benefits of ForeSite Plus add up.



201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

### Who Needs an Insurance Appraisal?

An insurance appraisal from Reserve Advisors can avoid the costly mistake of Associations being either over or underinsured.

- If an Association is overinsured, you are paying too much in annual premiums.
- If an Association is underinsured, property owners run the risk of paying a portion of the rebuilding costs in the event of a loss.

An appraisal determines a property's new replacement cost and is based on a thorough on-site inspection conducted by an experienced, independent professional.

- In conjunction with a reserve study, Reserve Advisors will measure, photograph and evaluate all buildings to prepare an updated insurance appraisal.
- We provide an accurate valuation, as well as proof-of-loss documentation, that meets all American Society of Appraiser standards.
- In the event of a loss, our detailed documentation will help you get faster claim processing and settlement/payout.
- You'll save time and benefit from working with a single provider who can deliver cost savings when the two services are done together.





201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

**Confirmation of Services for Harmony CDD**

- Full Reserve Study** for an investment of **\$12,500** (includes all expenses)
  - Report** ([See our report overview](#))
    - Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables for printing in 8 1/2" x 11" panoramic multi-page format on *any printer*
    - Excel® spreadsheet of Reserve Expenditures and Funding Plan with formulas for "what-if" alternative scenarios (includes the component method)
  - Support**
    - We listen and respond to your questions and suggestions to create a custom report
    - Meeting with our engineer on the day of our visual property inspection
    - Unlimited video/teleconference support with our engineer during and after report delivery
  - ForeSite™ Basic** – Access your reserve study and Excel spreadsheets online, store photos and project documents, record comments and project costs. Also receive a free 60-day trial to [ForeSite Plus](#).


\_\_\_\_\_ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity: \_\_\_\_\_  
 \_\_\_\_\_ [ForeSite™ Plus](#) 3-year subscription empowers multiple users to create, share and collaborate with unlimited models and scenarios for **\$1,250** per year  
 \_\_\_\_\_ [Insurance Appraisal](#) by a credentialed member of the American Society of Appraisers for **\$3,000**  
 \_\_\_\_\_ Include Flood Values for an additional **\$200**

**Sign and Send to Get Started:**

Email: Nick@reserveadvisors.com or  
Fax: (813) 254-5474

**Mail \$6,250 retainer to:**

**Reserve Advisors, LLC**  
**735 N. Water Street, Suite 175**  
**Milwaukee, WI 53202**

By:   
Nick Brenneman  
Southeast Regional Account Manager  
on June 23, 2021  
For: Reserve Advisors, LLC  
Ref. 211054

Signature: \_\_\_\_\_  
(Print Name): \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
For: **Harmony CDD**

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal is valid for 45 days.

*Payment Terms: Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Following receipt of balance due, you may request one set of complimentary changes within six months of the report shipment. Optional services authorized will be billed in full upon contract execution. Any outstanding balance after 30 days is subject to an interest charge of 1.5% per month. This agreement is subject to our Professional Services Conditions.*



201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

## PROFESSIONAL SERVICE CONDITIONS

**Our Services** - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

**Report** - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

**Your Obligations** - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

**Use of Our Report** - Use of our Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part *is not and cannot be used as a design specification for design engineering purposes or as an appraisal*. You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. *The Report* contains intellectual property developed by RA and *shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA*.

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

**Payment Terms, Due Dates, and Interest Charges** - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.

**COPY**



201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

June 23, 2021

Harmony CDD  
c/o 210 N. University Drive, Suite 702  
Coral Springs, FL 33071

**RETAINER INVOICE #**  
**2184597R**  
**Amount Due Now:**  
**\$6,250**

**PROPERTY:**  
**Harmony CDD**  
**Harmony, Florida**

Contract Number: 211054  
RETAINER DUE: **\$6,250**

Terms: ***Retainer Due Upon Receipt of Authorized Contract and Prior to Inspection***

**Mail retainer to:**

**Reserve Advisors, LLC**  
**735 N. Water Street, Suite 175**  
**Milwaukee, WI 53202**

**OR**

**CONTACT US FOR  
CREDIT CARD PAYMENT**



*Payment Terms: Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Following receipt of balance due, you may request one set of complimentary changes within six months of the report shipment. Optional services authorized will be billed in full upon contract execution. Any outstanding balance after 30 days is subject to an interest charge of 1.5% per month. This agreement is subject to our Professional Services Conditions.*



# **SEVENTH ORDER OF BUSINESS**

**7A**



PO BOX 489  
NEWARK, NJ 07101-0489

COPY

Manage Your Account	Account Number	Date Due
b2b.verizonwireless.com	542375492-00001	07/04/21
Change your address at http://sso.verizonenterprise.com	Invoice Number	9881819560

KEYLINE



HARMONY COMMUNITY DEVELOPMENT  
7360 FIVE OAKS DR  
HARMONY, FL 34773-6051

Quick Bill Summary

May 13 – Jun 12

Previous Balance <i>(see back for details)</i>	\$437.43
Payment – Thank You	-\$437.43
<b>Balance Forward</b>	<b>\$0.00</b>
Account Charges and Credits	\$299.88
Monthly Charges	\$270.00
Usage and Purchase Charges	
Voice	\$0.00
Messaging	\$0.00
Data	\$0.00
Equipment Charges	\$89.55
Surcharges and Other Charges & Credits	\$13.53
Taxes, Governmental Surcharges & Fees	\$0.00
<b>Total Current Charges</b>	<b>\$672.96</b>

**Total Charges Due by July 04, 2021**

**\$672.96**

Pay from phone	Pay on the Web	Questions:
#PMT (#768)	At b2b.verizonwireless.com	1.800.922.0204 or *611 from your phone



HARMONY COMMUNITY DEVELOPMENT  
7360 FIVE OAKS DR  
HARMONY, FL 34773-6051

Bill Date June 12, 2021  
Account Number 542375492-00001  
Invoice Number 9881819560

Total Amount Due

Deducted from bank account on 07/02/21  
DO NOT MAIL PAYMENT

**\$672.96**

PO BOX 660108  
DALLAS, TX 75266-0108



98818195600105423754920000100000067296000000672965

Invoice Number Account Number Date Due Page  
 9881819560 542375492-00001 07/04/21 2 of 26

Get Minutes Used	Get Data Used	Get Balance
#MIN + SEND	#DATA + SEND	#BAL + SEND

Payments

Payments, continued

**Previous Balance \$437.43**

Payment – Thank You

Payment Received 06/02/21 -437.43

**Total Payments -\$437.43**

**Balance Forward \$0.00**

Total Amount Due will be deducted from your bank account on 07/02/21

Account Charges and Credits

Device Payment Charges

Device Payment Buyout Charge (7 – 24) Agreement 1316049342 299.88

**Total Device Payment Charges \$299.88**

**Total Account Charges and Credits \$299.88**

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:  
**Verizon Wireless Attn: Correspondence Team PO Box 15069 Albany, NY 12212**

**Automatic Payment Enrollment for Account: 542375492-00001 HARMONY COMMUNITY DEVELOPMENT**

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

1. Check this box.
2. Sign name in box below, as shown on the bill and date.
3. Return this slip with your payment. Do not send a voided check.

\_\_\_\_\_



Invoice Number	Account Number	Date Due	Page
9881819560	542375492-00001	07/04/21	3 of 26

## Overview of Lines

	Account Charges and Credits	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges and Other Credits	Taxes, Governmental Surcharges and Fees	Third-Party Charges (includes Tax)	Total Charges
<b>Account Charges (pg.2)</b>	<b>\$299.88</b>	--	--	--	--	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$299.88</b>

	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges and Other Credits	Taxes, Governmental Surcharges and Fees	Third-Party Charges (includes Tax)	Total Charges		Voice Plan Usage	Messaging Usage	Data Usage	Voice Roaming	Messaging Roaming	Data Roaming
<b>Lines Charges</b>															
321-408-1362 Gerhard Snel	4	\$45.00	--	--	\$0.08	\$0.00	--	\$45.08	--	--	26.513GB	--	--	--	
407-223-3899 Gerhard Snel	5	\$45.00	--	\$16.66	\$2.69	\$0.00	--	\$64.35	300	443	29.261GB	--	--	--	
407-301-2235 Gerhard Snel	9	\$0.00	--	--	\$0.00	\$0.00	--	\$0.00	1219	396	13.083GB	--	--	--	
407-338-8099 Gerhard Snel	17	\$45.00	--	\$16.66	\$2.69	\$0.00	--	\$64.35	29	--	.661GB	--	--	--	
407-394-2183 Gerhard Snel	19	\$45.00	--	\$16.66	\$2.69	\$0.00	--	\$64.35	--	--	--	--	--	--	
407-433-2447 Gerhard Snel	20	\$45.00	--	\$16.66	\$2.69	\$0.00	--	\$64.35	134	76	8.988GB	--	--	--	
407-908-5962 Gerhard Snel	23	\$45.00	--	\$22.91	\$2.69	\$0.00	--	\$70.60	176	84	9.148GB	--	--	--	
<b>Total Current Charges</b>		<b>\$299.88</b>	<b>\$270.00</b>	<b>\$0.00</b>	<b>\$89.55</b>	<b>\$13.53</b>	<b>\$0.00</b>	<b>\$672.96</b>							

**7B**

**RESOLUTION 2021-09**

**A RESOLUTION REMOVING KRISTEN SUIT AS SECRETARY AND APPOINTING ANGEL MONTAGNA AND REMOVING ALAN BALDWIN AS TREASURER AND APPOINTING TRUMAINE EASY AS TREASURER OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Harmony Community Development District desire to remove Kristen Suit as Secretary and appoint Angel Montagna as Secretary and remove Alan Baldwin as Treasurer and appoint Trumaine Easy as Treasurer;

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

1. Angel Montagna is appointed Secretary.
2. Trumaine Easy is appointed Treasurer.

Adopted this 29<sup>th</sup> day of July 2021

---

Chairman/Vice Chairman

---

Secretary/Assistant Secretary

**EIGHTH ORDER OF BUSINESS**



**8A**

**8Aii**

# Proposal

Date	Proposal #
07/19/2021	5717



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

Submitted To
<b>Harmony CDD</b> 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.*

### Insecticide Treatment

Apply Safari systemic insecticide treatment to the ground under the Sycamore trees to treat for Wax Scale throughout the community.

Description	Quantity	Unit	Price
Sycamore trees receiving Safari systemic insecticide treatment	485.00	Ea	5,820.00

<b>Subtotal Insecticide Treatment</b>	5,820.00
---------------------------------------	----------

<b>Project Total</b>	\$5,820.00
----------------------	------------

Harmony CDD

**Proposal # 5717**

**Project Total**

\$5,820.00

**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: <u>Pedro Betancourt</u>	<u>7/19/2021</u>	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.**

**8A.iii.**

# Proposal

Date	Proposal #
07/22/2021	5730



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

Submitted To
<b>Harmony CDD</b> 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

Removal of trees throughout the property in areas recommended by Tom Maccubbin.  
 \*\*\* Water bags: (Servello will install and District will assume responsibility moving forward).  
 The Live Oaks and Elm Trees listed in Tom's report Servello will remove dead branches at no additional expense to the CDD.  
 Locations: Town Square, 2 Drake Elms and 2 Oak trees. Pond Pine, 3 Elms

Description	Quantity	Unit	Price
Round about at Catbrier and School House:			0.00
Removal of dead/dying Laurel Oaks, includes stump grinding	5.00	Ea	3,300.00
Southern Magnolia	3.00	45G	1,815.00
Ilex- "Dw.Yaupon (Schilling)"	12.00	7G	594.00
Coontie Palm	25.00	3G	487.50
Irrigation NTE	1.00	Ea	795.00
Cupseed at the following addresses 6921, 6923, 6925 and			0.00
Removal of Red Oaks	4.00	Ea	600.00
Install 2" cali Live Oaks	2.00	45G	1,320.00
Water bags ***	4.00	Ea	260.00

<b>Subtotal Arbor Services</b>	9,171.50
--------------------------------	----------

<b>Project Total</b>	<b>\$9,171.50</b>
----------------------	-------------------

Harmony CDD

**Proposal # 5730**

**Project Total**

\$9,171.50

**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: <u>Pedro Betancourt</u>	<u>7/22/2021</u>	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.**

**NINTH ORDER OF BUSINESS**



**9A**

**COPY**

## PROJECT MEMORANDUM

**To:** Harmony Community Development District Board of Supervisors

**From:** David Hamstra, P.E., CFM *DWH*  
District Engineer

**Date:** July 21, 2021

**Re:** **Harmony Community Development District**

**Subject:** **District Engineer Report**

The purpose of this project memorandum is to briefly describe current and upcoming assignments.

### **Dog Park**

On Thursday, July 22, 2021, Pegasus Engineering (Greg Teague) will resubmit the site plan to Osceola County (David "Nic" Nicholson, Development Review Project Coordinator) that reflects two (2) entrances in lieu of one and the two (2) concrete pads for the park benches (refer to Attachment "A"). During the County's review of the minor site modifications, Inframark (Gerhard van der Snel) will coordinate with the Toho Water Authority to secure approval to install a water service line and meter from the existing water main in the vicinity of Five Oaks Drive and Garden Road into the Dog Park. Upon receipt of the approved site plan, Pegasus Engineering shall coordinate with Chapco Fence to request their proposal be updated to reflect the final quantities. In addition, Pegasus Engineering will coordinate with Osceola County to secure a Building Permit and schedule a pre-construction meeting.

### **Five Oaks Drive Crosswalk**

The week of July 12, 2021, the Osceola County Road and Bridge Office removed and replaced the concrete curb and gutter at the northeast corner of Five Oaks Drive and Dark Sky Drive to create a positive flow line and eliminate the nuisance flooding. On Sunday, July 18, 2021, Pegasus Engineering (David Hamstra) inspected the recent improvements and to confirm the remaining work (refer to Attachment "B"). Pegasus Engineering will contact KoPac Construction and Engineering to request their proposal be updated to reflect the final quantities.

*"Engineering a Higher Standard"*

### **Cherry Hill Rear Yard Swale Repairs**

On Thursday, July 1, 2021, Pegasus Engineering (David Hamstra) conducted a site inspection of the rear yard swale system from 3134 to 3176 Dark Sky Drive. On Friday, July 2, 2021, Pegasus Engineering (David Hamstra) prepared and issued emails to Inframark (Angel Montagna, Brett Perez, and Gerhard van der Snel) regarding the observed problems associated with 3136 and 3170 Dark Sky Drive (refer to Attachment "C"). On Thursday, July 8, 2021, representatives of Inframark (Brett Perez and Gerhard van der Snel) and Pegasus Engineering (David Hamstra) conducted an inspection of both problem areas.

Pegasus Engineering (David Hamstra) shall prepare a draft letter to the homeowners at 3170 Dark Sky Drive to request that their swale be regraded to allow positive drainage from south to north. With respect to 3136 Darky Sky Drive, Inframark (Gerhard van der Snel) shall coordinate with the pool contractor to regrade the swale to allow positive drainage from north to south towards the existing inlet.

### **Neighborhoods C-1 and C-2 Milling and Resurfacing Alleyways**

The week of July 19, 2021, Pegasus Engineering (Donny Greenough) prepared a Site Plan depicting the existing storm sewer systems and the limits of the milling and resurfacing in order to conduct a follow-up site inspection to identify the critical areas (refer to Attachment "D"). After the site inspection, Pegasus Engineering (Greg Teague) shall prepare a scope of work and a bid schedule that the Harmony CDD can use to solicit bids for the proposed work.

END OF MEMO

cc: Angel Montagna, Inframark Services  
Tristan LaNasa, Young Qualls, P.A.  
Greg Teague, Pegasus Engineering  
Pegasus Project File MSC-22055

---

# Attachment "A"

---

Dog Park

---

COPY



**SITE PLAN FOR PROPOSED DOG PARK**

**HARMONY PHASE 3 PARK TRACT "E"**  
 PLAT BOOK 20, PAGES 120-128



**Pegasus Engineering, LLC**  
 301 West SR 434, Suite 309  
 Winter Springs, Florida 32708  
 Phone: 407.965.6450  
 Fax: 407.965.6425

State of Florida Board of Professional Engineers  
 Certificate of Authorization No. 23770

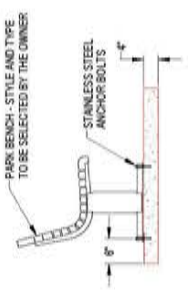
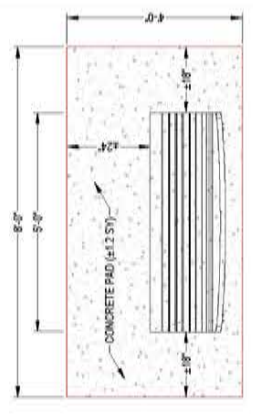
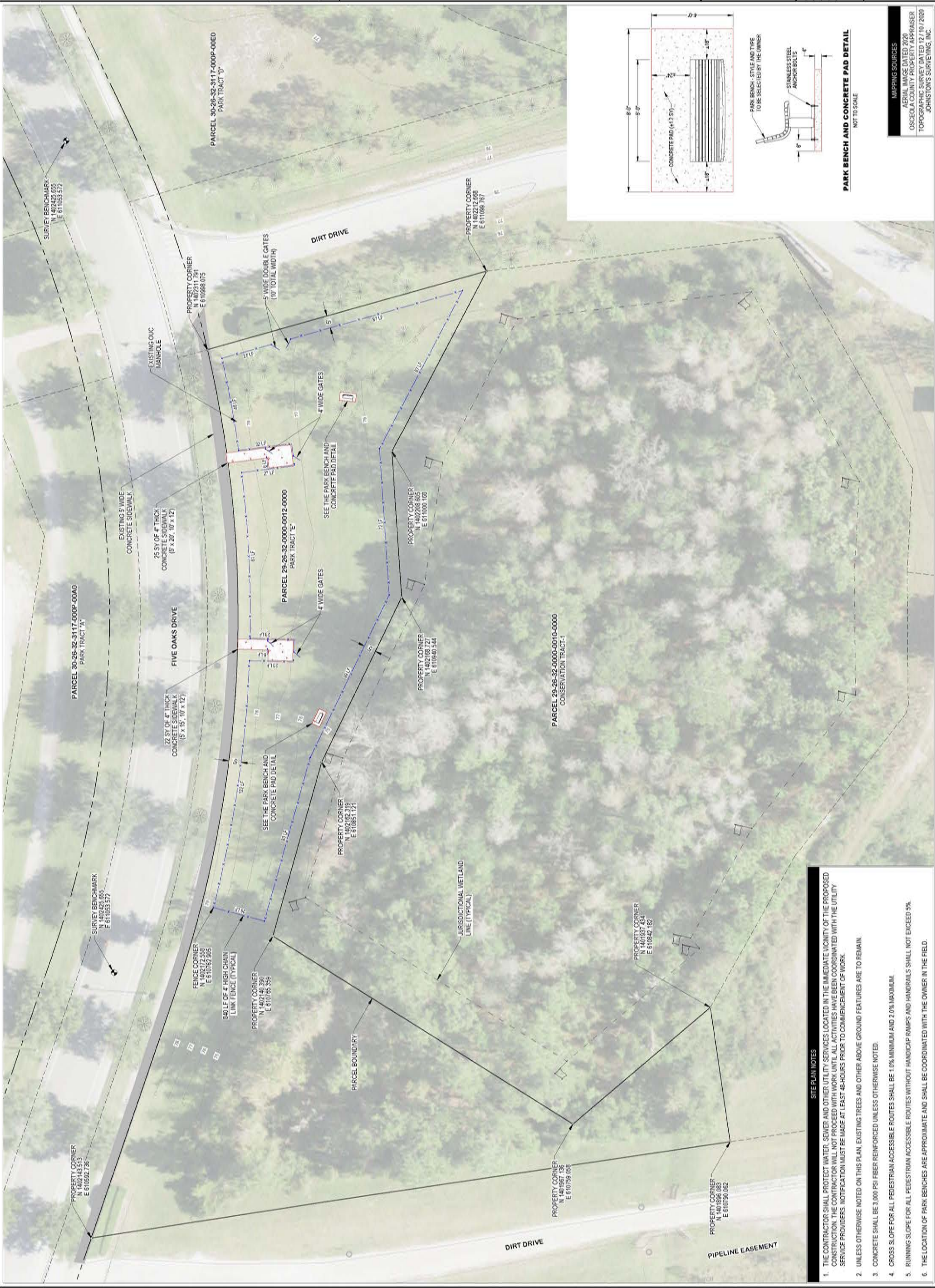
JOB No.:	MSP-20055
DESIGNED BY:	GH
DRAWN BY:	CD
APPROVED BY:	DWR
DATE:	JULY 2021

**SHEET 1 OF 1**

NOT A FINAL PLAN UNLESS  
 SIGNED AND SEALED

DAVID W. HAMSTRA, P.E.  
 REGISTRATION No. 38652  
 DATE: July 21, 2021

REV.	DATE	DESCRIPTION



**PARK BENCH AND CONCRETE PAD DETAIL**  
 NOT TO SCALE

**MAPPING SOURCES**  
 AERIAL IMAGE DATED 2020  
 OSCEOLA COUNTY PROPERTY APPRAISER  
 TOPOGRAPHIC SURVEY DATED 12/10/2020  
 JOHNSTON'S SURVEYING, INC.

**SITE PLAN NOTES**

1. THE CONTRACTOR SHALL PROTECT WATER, SEWER AND OTHER UTILITY SERVICES LOCATED IN THE IMMEDIATE VICINITY OF THE PROPOSED CONSTRUCTION. THE CONTRACTOR WILL NOT PROCEED WITH WORK UNTIL ALL ACTIVITIES HAVE BEEN COORDINATED WITH THE UTILITY SERVICE PROVIDERS. NOTIFICATION MUST BE MADE AT LEAST 48-HOURS PRIOR TO COMMENCEMENT OF WORK.
2. UNLESS OTHERWISE NOTED ON THIS PLAN, EXISTING TREES AND OTHER ABOVE GROUND FEATURES ARE TO REMAIN.
3. CONCRETE SHALL BE 3,000 PSI FIBER REINFORCED UNLESS OTHERWISE NOTED.
4. CROSS SLOPE FOR ALL PEDESTRIAN ACCESSIBLE ROUTES SHALL BE 1.0% MINIMUM AND 2.0% MAXIMUM.
5. RUNNING SLOPE FOR ALL PEDESTRIAN ACCESSIBLE ROUTES WITHOUT HANDICAP RAMPS AND HANDRAILS SHALL NOT EXCEED 5%.
6. THE LOCATION OF PARK BENCHES ARE APPROXIMATE AND SHALL BE COORDINATED WITH THE OWNER IN THE FIELD.

---

# Attachment “B”

---

Five Oaks Drive Cross

---



COPY

**Pegasus Engineering, LLC**  
 301 West State Road 434, Suite 309  
 Winter Springs, Florida 32708  
 407-992-9160

PROJECT INFORMATION	
Project Name:	Five Oaks Drive Crosswalk
Subject:	Five Oaks Drive and Dark Sky Drive   Harmony CDD
Inspection Date:	July 18, 2021

<b>Photograph No.</b>
1
<b>Photographer Location:</b>
Southeast of intersection
<b>Direction Photo was taken:</b>
Facing Northwest
<b>Comments:</b>



<b>Photograph No.</b>
2
<b>Photographer Location:</b>
South of intersection
<b>Direction Photo was taken:</b>
Facing North
<b>Comments:</b>



PROJECT INFORMATION	
Project Name:	Five Oaks Drive Crosswalk
Subject:	Five Oaks Drive and Dark Sky Drive   Harmony CDD
Inspection Date:	July 18, 2021

<b>Photograph No.</b>
3
<b>Photographer Location:</b>
Southwest of intersection
<b>Direction Photo was taken:</b>
Facing Northeast
<b>Comments:</b>



<b>Photograph No.</b>
4
<b>Photographer Location:</b>
Northwest of intersection
<b>Direction Photo was taken:</b>
Facing Southeast
<b>Comments:</b>







COPY

**Pegasus Engineering, LLC**  
 301 West State Road 434, Suite 309  
 Winter Springs, Florida 32708  
 407-992-9160

PROJECT INFORMATION	
Project Name:	Five Oaks Drive Crosswalk
Subject:	Five Oaks Drive and Dark Sky Drive   Harmony CDD
Inspection Date:	July 18, 2021

<b>Photograph No.</b>
5
<b>Photographer Location:</b>
North of intersection
<b>Direction Photo was taken:</b>
Facing South
<b>Comments:</b>



<b>Photograph No.</b>
6
<b>Photographer Location:</b>
Northeast of intersection
<b>Direction Photo was taken:</b>
Facing Southwest
<b>Comments:</b>



---

# Attachment "C"

---

Cherry Hill Rear Yard  
Swale Repairs

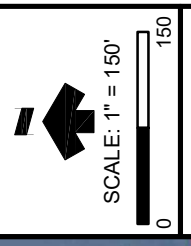
---

JOB NO.: MSC-22055  
DATE: 7/7/2021

**Pegasus ENGINEERING**  
301 WEST STATE ROAD 434, SUITE 309  
WINTER SPRINGS, FL 32708  
TEL: 407-992-9160 • FAX: 407-358-5155  
WEB: WWW.PEGASUSENGINEERING.NET



**CHERRY HILL NEIGHBORHOOD**  
HARMONY COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA



SOURCES:  
AERIALS: FDOT (2020)

## David Hamstra

---

**From:** David Hamstra  
**Sent:** Friday, July 2, 2021 12:31 PM  
**To:** Montagna, Angel; Perez, Brett; Van der Snel, Gerhard  
**Cc:** Teresa Kramer  
**Subject:** Harmony CDD | 3170 Dark Sky Drive Pool Construction  
**Attachments:** 3170 Dark Sky Drive (07-01-21 Photos).pdf

Good Afternoon Angel, Brett, and Gerhard,

In regards to 3170 Dark Sky Drive, based on my observations yesterday, the pool contractor did not properly grade the swale to allow the runoff to flow from east to west. More specifically, the regraded swale impounds water behind 3168 Dark Sky Drive which is not acceptable (refer to the attached photographs).

Please coordinate with the owner's pool contractor to properly regrade and sod. We can visit this area after our Wednesday morning meeting.

Respectfully,

David W. Hamstra, P.E., CFM  
Stormwater Department Manager | Pegasus Engineering, LLC  
301 West State Road 434, Suite 309 | Winter Springs, Florida 32708  
407-992-9160 work (extension 309) | 407-247-0003 cell  
[david@pegasusengineering.net](mailto:david@pegasusengineering.net)





COPY

Pegasus Engineering, LLC  
301 West State Road 434, Suite 309  
Winter Springs, Florida 32708  
407-992-9160

PROJECT INFORMATION	
Project Name:	Harmony Community Development District
Subject:	Cherry Hill Subdivision   3170 Dark Sky Drive
Inspection Date:	July 1, 2021

<b>Photograph No.</b>
1
<b>Photographer Location:</b>
Behind 3172 Dark Sky Drive
<b>Direction Photo was taken:</b>
Facing east
<b>Comments:</b>



<b>Photograph No.</b>
2
<b>Photographer Location:</b>
Behind 3168 Dark Sky Drive
<b>Direction Photo was taken:</b>
Facing west
<b>Comments:</b>





COPY

Pegasus Engineering, LLC  
301 West State Road 434, Suite 309  
Winter Springs, Florida 32708  
407-992-9160

PROJECT INFORMATION	
Project Name:	Harmony Community Development District
Subject:	Cherry Hill Subdivision   3170 Dark Sky Drive
Inspection Date:	July 1, 2021

<b>Photograph No.</b>
3
<b>Photographer Location:</b>
Behind 3168 Dark Sky Drive
<b>Direction Photo was taken:</b>
Facing northwest
<b>Comments:</b>



<b>Photograph No.</b>
4
<b>Photographer Location:</b>
Behind 3168 Dark Sky Drive
<b>Direction Photo was taken:</b>
Facing southwest
<b>Comments:</b>



## David Hamstra

---

**From:** David Hamstra  
**Sent:** Friday, July 2, 2021 11:02 AM  
**To:** Montagna, Angel; Perez, Brett; Van der Snel, Gerhard  
**Cc:** Teresa Kramer  
**Subject:** Harmony CDD | 3136 Dark Sky Drive Pool Construction  
**Attachments:** 3136 Dark Sky Drive (07-01-21 Photos).pdf  
  
**Importance:** High

Good Morning Angel, Brett, and Gerhard,

For your information, I decided to conduct a site inspection at Cherry Hill after our meeting to investigate the current pool constructions at 3136 and 3170 Dark Sky Drive.

That said, the purpose of this email is to report on 3136 Dark Sky Drive. Based on my observations, it is imperative that the pool contractor cease all work as soon as possible, and perform the following (especially in light of Tropical Storm Elsa):

- Extend the silt fence further south on both sides of his property to prevent the exposed fill from washing onto the neighbors;
- Remove and replace all the failed sections of the silt fences; and
- Ensure that they properly install the silt fences such that the bottom is buried below grade.

After construction of the pool, they need to properly grade the swale profile to ensure no standing water upon completion to the west and resod all the impacted CDD open space area.

Let me know if the CDD or Inframark and the authority to enforce the above listed elements.

Respectfully,

David W. Hamstra, P.E., CFM  
Stormwater Department Manager | Pegasus Engineering, LLC  
301 West State Road 434, Suite 309 | Winter Springs, Florida 32708  
407-992-9160 work (extension 309) | 407-247-0003 cell  
[david@pegasusengineering.net](mailto:david@pegasusengineering.net)





COPY

**Pegasus Engineering, LLC**  
 301 West State Road 434, Suite 309  
 Winter Springs, Florida 32708  
 407-992-9160

PROJECT INFORMATION	
Project Name:	Harmony Community Development District
Subject:	Cherry Hill Subdivision   3136 Dark Sky Drive
Inspection Date:	July 1, 2021

<b>Photograph No.</b>
1
<b>Photographer Location:</b>
Behind 3138 Dark Sky Drive
<b>Direction Photo was taken:</b>
Facing southeast
<b>Comments:</b>



<b>Photograph No.</b>
2
<b>Photographer Location:</b>
Behind 3134 Dark Sky Drive
<b>Direction Photo was taken:</b>
Facing west
<b>Comments:</b>





---

# Attachment “D”

---

Neighborhoods C-1 and  
C-2 Milling and  
Resurfacing Alleyways

---

COPY

# NEIGHBORHOODS C-1 & C-2 OSCEOLA COUNTY, FLORIDA HARMONY COMMUNITY DEVELOPMENT DISTRICT

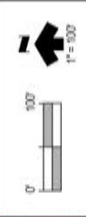


**Pegasus**  
Pegasus Engineering, LLC  
301 West SR 434, Suite 309  
Winter Springs, Florida 32708  
Phone: 407-985-9150  
Fax: 407-985-9155

JOB NO.	MS-22055
DRAWN BY	DGS
APPROVED BY	DWH
DATE	7/2/2021

EXHIBIT

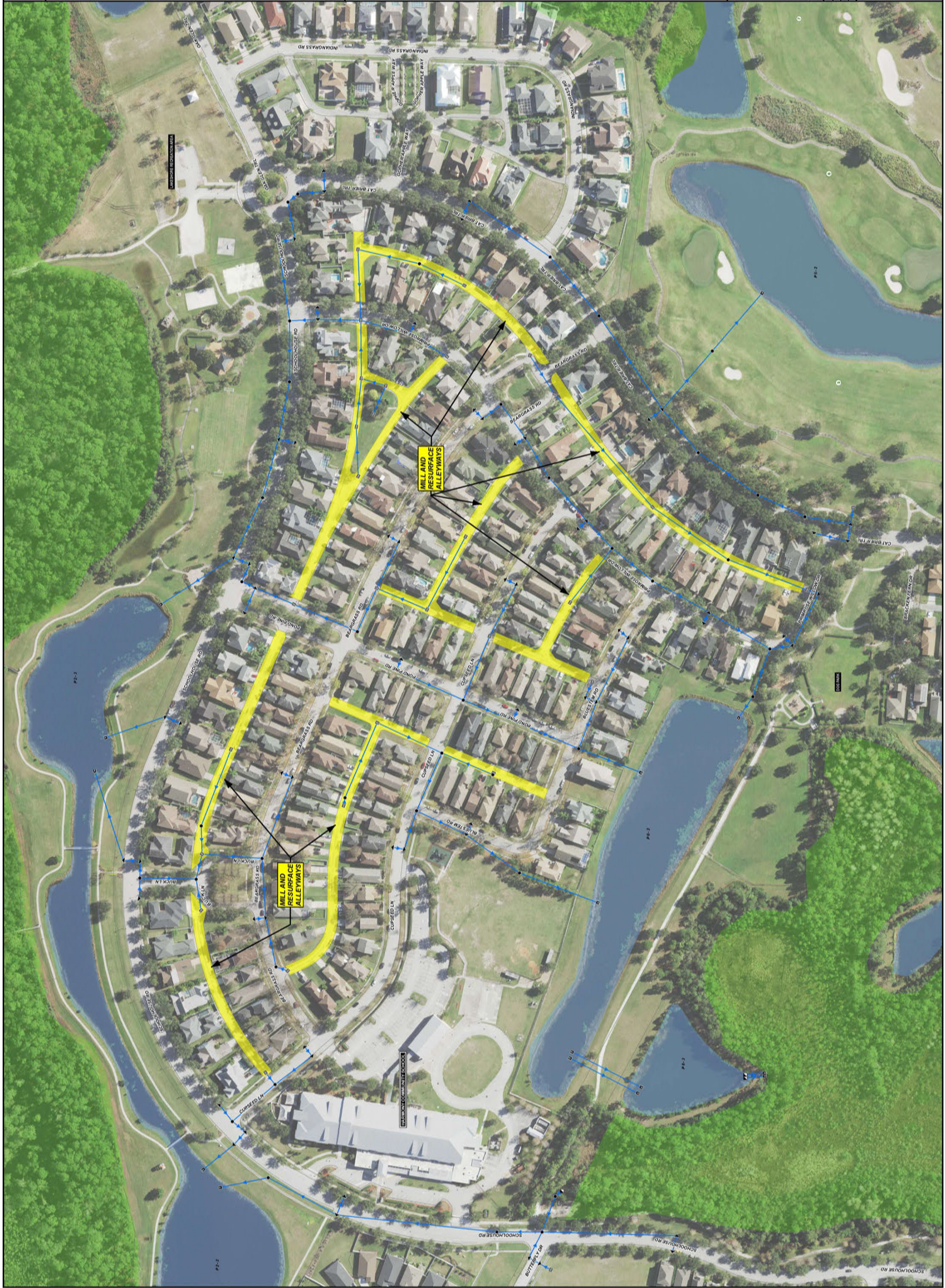
1



**LEGEND**

**STRUCTURE**

- CONTINUES
- CONTROL STRUCTURE
- CURB INLET
- DBI
- MANHOLE
- MES
- PIPES
- OPEN CHANNELS
- POND
- Drainage Basins



**9B.**

**9Bi**

Harmony Community Development District General Counsel Report  
7.29.2021

1. Shade Meeting re: Davey Tree Settlement Proposal
2. Chapco Fence Contract: Executed by Chapco Fence on 6.15.21
  - New Site Development Plan undergoing revisions as of 7.7.21
  - The Engineer is coordinating with Osceola County and Chapco on the details.
  - Once the details are worked out we are prepared to amend the contract accordingly.
3. District Vehicle, Inland Marine/Mobile Equipment, and Watercraft Insurance.
  - Question Presented: How does the new Inframark contract impact the insurance coverage of District owned vehicles, inland marine/mobile equipment (i.e. golf carts, mules, four-wheelers, etc), and watercraft when operated by Inframark employees?
  - Answer: Under the District's current insurance policy, when vehicles, inland marine/mobile equipment, and watercraft are utilized by Inframark employees with District permission, the preferred coverage form provides defense and coverage to the District.
    - i. Coverage form PGIT MN-300 (10 19) is a permissive use form.
    - ii. The District also enjoys sovereign immunity provided by F.S. 768.38.
4. HROA Management Termination
  - We are coordinating with Inframark for the transition.
5. Damaged Tree Demand Letter
  - Resident damaged CDD tree near 3364 Cat Brier Trail

**9Bii**

**RESOLUTION 2021-08**

**A RESOLUTION RATIFYING AND AFFIRMING THE AMENDED CONTRACT, RENEWAL YEAR, AND IRRIGATION ADDENDUM BETWEEN HARMONY COMMUNITY DEVELOPMENT DISTRICT AND SERVELLO & SONS, LLC, FOR THE PROVISION OF LANDSCAPE GROUNDS MAINTENANCE AND IRRIGATION SERVICES**

WHEREAS, the Harmony Community Development District (hereinafter the “District”) is special and single-purpose local government created by Chapter 190, Florida Statutes, and established by County Ordinance being situated within Osceola County, Florida; and

WHEREAS, on July 10, 2017, the District entered into an Initial Agreement with Servello & Sons, LLC (“Servello”), for the provision of landscaping services for a two-year term ending on September 30, 2019 with the option for two (2) one-year renewals.

WHEREAS, on December 19, 2019, the District and Servello executed an Amended Agreement to remove certain properties from the scope of services for a term beginning October 1, 2019 and ending September 30, 2020, pursuant to the provisions of section VII of the Initial Agreement and Section 287.057(13), Florida Statutes; and

WHEREAS, the Parties collectively continued to perform on the Amended Agreement through the present-day and are now in the second renewal year beginning October 1, 2020 and ending September 30, 2021.

WHEREAS, on April 8, 2021, the Parties executed an Irrigation Addendum to the Amended Contract, for Servello to provide irrigation maintenance services in exchange for a greater fee from the District.

WHEREAS, the District now desires to ratify and affirm the Amended Agreement, and second renewal year including the irrigation addendum; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT OF OSCEOLA COUNTY, FLORIDA;**

- 1. Recitals.** The recitals so stated are true and correct and by this reference are incorporated herein.
- 2. Authority for this Resolution.** This Resolution is adopted pursuant to the provisions of Florida law, Chapter 190, *Florida Statutes*.

**3. Approval and Ratification of the Amended Agreement, Renewal Term and Irrigation Addendum.** The District finds it to be in its best interest to, and hereby does, approve and ratify the District's executed Amended Agreement, Second Renewal Term, and Irrigation Addendum. The total amount being \$489,206.03 for the current contract year.

**4. Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**5. Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**6. Effective Date.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of May, 2021, by the Board of Supervisors of the Harmony Community Development District, Osceola County, Florida.

---

Teresa Kramer  
Chair

---

Bob Koncar  
District Manager (acting)



**9C.**

9Ci



HARMONY CDD  
FIELD INSPECTION REPORT

**FRIDAY JULY 9, 2021**  
**GERHARD VAN DER SNEL**  
**FIELD SERVICE SUPERVISOR**



**FIELD INSPECTION REVIEW**  
**PREPARED FOR HARMONY CDD - SERVELLO**  
**46 OBSERVATIONS IDENTIFIED**



**OBSERVATION 1**

Assigned To Servello

Weeds at dog potty station Feathergrass



**OBSERVATION 2**

Take shilling out and replace at Feathergrass park.



**OBSERVATION 3**

Remove weeds at beds – Feathergrass Park.



**OBSERVATION 4**

Assigned To Servello

Roundabout at five Oaks East needs additional muley grasses.



**OBSERVATION 5**

Assigned To Servello

Remove small pieces of schillings and replace with Muley grass

Location – East Five Oaks roundabout



**OBSERVATION 6**

Assigned To Servello

The area behind the Swim Club needs edging and weed control.



**OBSERVATION 7**

Assigned To Servello

Branches debris in plants at Town Square Park will be removed.



**OBSERVATION 8**

Assigned To Servello

Small bed weeds at Flagpole area



**OBSERVATION 9**

Assigned To Servello

Relocate 5 society garlic to the west side of Town Square Park.



**OBSERVATION 10**

Assigned To Servello

Trimming needed – Sycamore, in front of Tavern entrance.



**OBSERVATION 11**

Assigned To Servello

Remove non-viable Trinettes at Townsquare SW corner and replace with new ones



**OBSERVATION 12**

Assigned To Servello

Jack Frost across from 7114 Five Oaks Dr. needs to be replaced.  
Total of 25



**OBSERVATION 13**

Assigned To Servello

Weed control needed in bed across from 3607 Clay Brick Rd.



**OBSERVATION 14**

Assigned To Servello

Remove overgrowth and damaged bushes across 3607 Clay Brick Rd.



**OBSERVATION 15**

Assigned To Servello

Remove climbing vine across 3601 Claybrick



**OBSERVATION 16**

Assigned To Servello

Remove stakes from young pine trees across 3559 Clay Brick Rd.



**OBSERVATION 17**

Assigned To Servello

Remove and thin out the bushes across from 3541 Clay Brick Rd.



**OBSERVATION 18**

Assigned To Servello

Fill in boxwood plants



**OBSERVATION 19**

Assigned To Servello

Open areas to be filled in with relocated plants



**OBSERVATION 20**

Assigned To Servello

Weed control needed at Buttonbush Loop





**OBSERVATION 21**

Assigned To Servello

Refurbishment quote needed from Servello



**OBSERVATION 22**

Assigned To Servello

Quote needed from Servello to improve the triangle at park, inside Buttonbush Loop.



**OBSERVATION 23**

Assigned To Servello

Asiatic Jasmine addition needed at the Dagoon Holly park. Bushes need to be trimmed as well



**OBSERVATION 24**

Assigned To servello

Branches underneath trees need removal on overall property



**OBSERVATION 25**

Assigned To Servello

Triangle pocket park behind Primrose Willow/schoolhouse Road needs edging and trimming



**OBSERVATION 26**

Assigned To Servello

All Evergreen in Lakeshore Park needs weed pulling.



**OBSERVATION 27**

Assigned To Servello

Overall Lakeshore Park needs weed control.



**OBSERVATION 28**

Assigned To Servello

Splash pad pump area hedge needs to be trimmed.



**OBSERVATION 29**

Assigned To Servello

Fire ant treatment required throughout the park



**OBSERVATION 30**

Assigned To Servello

Weed control needed between evergreen bushes, grasses, and Jack Frost at Sundial Park



**OBSERVATION 31**

Assigned To Servello

Weed control required at the Dog Station across from 3315 Schoolhouse Rd.



**OBSERVATION 32**

Assigned To Servello

Buck Lane Square, Park needs overall attention.



**OBSERVATION 33**

Assigned To Servello

Asiatic jasmine needs to be removed or replaced at buck lane park



**OBSERVATION 34**

Assigned To Servello

Weeds at tree ring across from school school House Road.



**OBSERVATION 35**

Assigned To Servello

Weeds at schilling bushes across from school entrance



**OBSERVATION 36**

Assigned To Servello

Throughout the entire swale of Butterfly Drive weed control and trimming is needed



**OBSERVATION 37**

Assigned To Servello

Trimming of viburnum is needed at the Butterfly swale



**OBSERVATION 38**

Assigned To Servello

Previous Mimosa area and blazing star play area needs a proposal for replacement or other plant material.



**OBSERVATION 39**

Assigned To Servello

Traffic damage with annuals at west entrance median. Material needs to be rearranged



**OBSERVATION 40**

Assigned To Servello

Area behind west entrance exit side needs weed control



**OBSERVATION 41**

Assigned To Servello

Area behind west entrance sign side needs weed control



**OBSERVATION 42**

Assigned To Servello

The half circle beds at the West entrance need weeding and edging



**OBSERVATION 43**

Assigned To Servello

Hedges and turf on milkweed need attention on both sides.



**OBSERVATION 44**

Assigned To Servello

Three rings around magnolia and Live Oak on Cordgrass small park needs edged and cleared.



**OBSERVATION 45**

Assigned To Servello

Playground area on Cordgrass needs mulch.



**OBSERVATION 46**

Assigned To Servello

Dancer roundabout needs edging and replacement sod per approved quote.

## SERVELLO RESPONSES

I have meet with our install manager and here are our recommendations for the observations on the ride through.

Observation 4

Fill in with muhly grasses

Observation 11

Remove non viable trinettes and replace with new

Observation 12

Remove non viable plant material and replace

Observation 18,19,21

Remove plant material and replace with dwarf firefly fire bush and muhly

Observation 23

Remove dead jasmine on both sides and replace with sod

Observation 32

Remove gingers and jasmine replace with Xanadu muhly and gold mound and blu daze

Observation 38

Remove mimosas that weeds have taken over and replace with sod

Please let me know if going forward with my assessment for I can do the proposal

Thanks

Pete Betancourt

Site Manager

Servello & Son Inc.

Office 386-753-1100



**9Cii**

# COPY HARMONY CDD Gerhard van der Snel

Date	Resident	Time	M	W	F	S	Total	20'	16'	16'	18'	Tracker	Canoe	Kayak	Comments
			Th	S	Pass	Pont	Pont	SunTrk	Bass	Bass					
6/16/2021	Carol Regalado	7:30 - 10:30 AM					8	X							
6/16/2021	Louise Triplett	1:00 - 4:00 PM					7	X							
6/16/2021	Joseph Poveromo	1:00 - 4:00 PM					6			X					
6/16/2021	Marilou Pfingsten	1:00 - 4:00 PM					4		X						
6/17/2021	Carol Regalado	7:30 - 10:30 AM					8	X							
6/17/2021	Noreene Schletter	8:00 - 11:00 AM					3				X				
6/17/2021	Jerome Schletter	9:00 - 12:00 PM					3					X			
6/17/2021	Louise Triplett	1:00 - 4:00 PM					7	X							
6/17/2021	Marilou Pfingsten	1:00 - 4:00 PM					6			X					
6/18/2021		8:00 - 11:00 AM					2				X				
6/18/2021	Maryalice Newborn	1:00 - 4:00 PM					7	X							
6/18/2021	Maryalice Newborn	1:00 - 4:00 PM					6			X					
6/19/2021	jason herrman	7:30 - 10:30 AM					4	X							
6/19/2021	Rogelio Cordero	7:30 - 10:30 AM					4		X						
6/19/2021	jason herrman	7:30 - 10:30 AM					4			X					
6/19/2021	Jacob Bensinger	1:00 - 4:00 PM					4			X					
6/19/2021	laura portorreal	1:00 - 4:00 PM					4		X						
6/19/2021	Jacob Bensinger	1:00 - 4:00 PM					5	X							
6/20/2021	Israel Rexach	7:30 - 10:30 AM			X		8	X							
6/20/2021	Ray Walls	7:30 - 10:30 AM			X		3			X					
6/20/2021	Ray Walls	7:30 - 10:30 AM			X		3			X					
6/20/2021	Donald Rice	7:30 - 10:30 AM			X		2		X						
6/20/2021	David Bronson	1:00 - 4:00 PM			X		3	X							
6/20/2021	David Bronson	1:00 - 4:00 PM			X		3			X					
6/21/2021	Tracy Weaver	7:30 - 10:30 AM	X				2		X						
6/21/2021	Susan Mullins	7:30 - 10:30 AM	X				4			X					
6/21/2021	Jerome Schletter	1:00 - 4:00 PM	X				5	X							
6/21/2021	William Gest	1:00 - 4:00 PM	X				2			X					
6/23/2021	Susan Mullins	7:30 - 10:30 AM					4			X					
6/23/2021	Madeline Visciano	7:30 - 10:30 AM					8	X							
6/23/2021	Noreene Schletter	7:30 - 10:30 AM					2		X						
6/23/2021	David Bronson	1:00 - 4:00 PM					3	X							
6/24/2021	Noreene Schletter	8:00 - 11:00 AM					3				X				
6/24/2021	Jerome Schletter	1:00 - 4:00 PM					5			X					
6/24/2021	Barbara Gabel	1:00 - 4:00 PM					6	X							

				20	16	410	33	12	38	10	5	2	11		
				<b>Total Passengers:</b>											
				410											
				<b>Total Trips: 111</b>											

COPY

Date	Resident	Time	M	W	F	S	Total	20'	16'	16'	18'	Tracker	Canoe	Kayak	Comments
			Th	S	Pass	Pont	Pont	SunTrk	Bass	Bass					
6/25/2021	Madeline Visciano	7:30 - 10:30 AM					6			X					
6/26/2021	Daniel Sprague	7:30 - 10:30 AM					2			X					
6/26/2021	Ed Olesen	1:00 - 4:00 PM					3			X					
6/27/2021	John Warner	7:30 - 10:30 AM				X	1					X			
6/27/2021	Ray Walls	7:30 - 10:30 AM				X	3			X					
6/27/2021	Ray Walls	7:30 - 10:30 AM				X	4	X							
6/27/2021	Donald Rice	7:30 - 10:30 AM				X	2		X						
6/27/2021	Mark Williams	7:30 - 10:30 AM				X	2				X				
6/27/2021	John Warner	1:00 - 4:00 PM				X	4	X							
6/27/2021	John Warner	1:00 - 4:00 PM				X	4			X					
6/28/2021	adam Kelley	7:30 - 10:30 AM	X				5	X							
6/28/2021	Lori Isaac	7:30 - 10:30 AM	X				6			X					
6/28/2021	David Bronson	1:00 - 4:00 PM	X				3	X							
6/30/2021	Charlene Siwula	7:30 - 10:30 AM					4			X					
6/30/2021	Charlene Siwula	7:30 - 10:30 AM					4	X							
6/30/2021	Richard Molner	1:00 - 4:00 PM					2			X					
7/2/2021	Joshua Gutman	7:30 - 10:30 AM					4	X							
7/2/2021	Scott Marlega	7:30 - 10:30 AM					3		X						
7/2/2021	Charlene Siwula	7:30 - 10:30 AM					4			X					
7/3/2021	Madeline Visciano	7:30 - 10:30 AM					8	X							
7/3/2021	Mark Williams	7:30 - 10:30 AM					2					X			
7/3/2021	Joseph Poveromo	1:00 - 4:00 PM					4		X						
7/3/2021	Richard Sanchez	1:00 - 4:00 PM					4			X					
7/3/2021	Catherine Coudray	1:00 - 4:00 PM					2	X							
7/5/2021	Joshua Gutman	7:30 - 10:30 AM	X				4	X							
7/5/2021	Ralph Tesoriero	7:30 - 10:30 AM	X				3					X			
7/5/2021	Samuel Gates	7:30 - 10:30 AM	X				3			X					
7/5/2021	Tracy Weaver	1:00 - 4:00 PM	X				2				X				
7/5/2021	Joshua Gutman	1:00 - 4:00 PM	X				4			X					
7/5/2021	William Gest	1:00 - 4:00 PM	X				4	X							
7/7/2021	Angelo Dalessandris	7:30 - 10:30 AM					5			X					
7/7/2021	William Gest	1:00 - 4:00 PM					2			X					
7/7/2021	Tim Van den Akker	1:00 - 4:00 PM					8	X							
7/8/2021	William Gest	1:00 - 4:00 PM					2			X					
7/8/2021	Tim Van den Akker	1:00 - 4:00 PM					8	X							
7/9/2021	Mark Williams	7:30 - 10:30 AM					2				X				
7/9/2021	Amber Sorrough	8:00 - 10:30 AM					1							X	
7/9/2021	Amber Sorrough	8:00 - 10:30 AM					1							X	

				20	16	410	33	12	38	10	5	2	11	
						<b>Total Passengers:</b>								
						410								
						<b>Total Trips: 111</b>								

COPY

Date	Resident	Time	M	W	F	S	Total	20'	16'	16'	18'	Tracker	Canoe	Kayak	Comments
			Th	S	Pass	Pont	Pont	SunTrk	Bass	Bass					
7/9/2021	Cesar Caro	1:00 - 4:00 PM					4		X						
7/9/2021	Lauren Bastin	1:00 - 4:00 PM					6			X					
7/10/2021	Samuel Gates	7:30 - 10:30 AM					3	X							
7/10/2021	Samuel Gates	7:30 - 10:30 AM					4					X			
7/10/2021	Christopher Gerovac	7:30 - 10:30 AM					3			X					
7/10/2021	Samuel Gates	7:30 - 10:00 AM					3				X				
7/10/2021	David Bronson	1:00 - 4:00 PM					3	X							
7/10/2021	David Bronson	1:00 - 4:00 PM					3			X					
7/11/2021	Donald Rice	7:30 - 10:30 AM				X	2		X						
7/11/2021	BRYAN DESCHAMPS	1:00 - 4:00 PM				X	4			X					
7/11/2021	Christopher Burns	1:00 - 4:00 PM				X	6	X							
7/12/2021	Mario Collado	7:30 - 10:30 AM	X				5			X					
7/12/2021	William Gest	8:00 - 9:00 AM	X				1				X				
7/12/2021	Angie Burns	8:00 - 12:00 PM	X				1							X	
7/12/2021	Angie Burns	8:00 - 12:00 PM	X				1							X	
7/12/2021	Angie Burns	8:00 - 12:00 PM	X				1							X	
7/12/2021	Christopher Burns	10:00 - 12:00 PM	X				2						X		
7/12/2021	Angie Burns	1:00 - 4:00 PM	X				6			X					
7/14/2021	Christopher Burns	10:00 - 2:00 PM					1							X	
7/14/2021	Christopher Burns	10:00 - 2:00 PM					1							X	
7/14/2021	Camille Arce-Persia	1:00 - 4:00 PM					4		X						
7/14/2021	Camille Arce-Persia	1:00 - 4:00 PM					2				X				
7/14/2021	BRYAN DESCHAMPS	1:00 - 4:00 PM					4			X					
7/14/2021	BRYAN DESCHAMPS	1:00 - 4:00 PM					6	X							
7/15/2021	Charlene Siwula	7:30 - 10:30 AM					4	X							
7/15/2021	Mark Williams	7:30 - 10:30 AM					2				X				
7/15/2021	Mark Williams	7:30 - 10:30 AM					4	X							
7/15/2021	Samuel Gates	7:30 - 10:00 AM					4			X					
7/15/2021	Christopher Burns	9:00 - 11:00 AM					1							X	
7/15/2021	Christopher Burns	9:00 - 11:00 AM					1							X	
7/15/2021	Christopher Burns	1:00 - 4:00 PM					2						X		
7/15/2021	David Bronson	1:00 - 4:00 PM					3	X							
7/15/2021	Christopher Burns	1:00 - 4:00 PM					4			X					
7/15/2021	Lori Bishop	2:00 - 4:00 PM					1							X	
7/15/2021	Lori Bishop	2:00 - 4:00 PM					1							X	
7/16/2021	Christopher Burns	7:30 - 10:30 AM					6	X							
7/16/2021	Chris Todd	7:30 - 10:30 AM					5			X					
7/16/2021	David Bronson	1:00 - 4:00 PM					3			X					
			20	16			410	33	12	38	10	5	2	11	
							<b>Total Passengers:</b>								
							410								
							<b>Total Trips:</b>		111						

**9Cii**

COPY

730 U.S. 27 North  
 Lake Placid, FL 33852

[T] 863.232-5661  
 [F] 863.465.7233



July 20, 2021  
 Harmony CDD

Gerhard,  
 Listed below is your quote. Let me know if there is anything else that I can do to help.

Part #:	Description:	Qty:	Unit Price:	Ext. Price:
BB16XL	Suntracker Bass Buggy 16XL w/ 20ELPT	1	\$15,115.00	\$15,115.00
Trailer	Single Axle Trailer w/o brakes	1	\$1,896.00	\$1,896.00
Prep	Standard Factory Prep Fee	1	\$475.00	\$475.00
Freight	Freight Fee from Factory to us	1	\$1,325.00	\$1,325.00
Delivery	Delivery to Harmony, FL	1	\$720.00	\$720.00

Total: \$19,531.00

Price includes shipping to the lower 48 states.

Lead Time: estimated 22 weeks from date of order but this could be pushed back further

Have a great day!

Kasey Painter  
 Government Sales Coordinator  
 Central Florida Yamaha, Inc.

COPY

730 U.S. 27 North  
 Lake Placid, FL 33852

[T] 863.232-5661  
 [F] 863.465.7233



July 20, 2021  
 Harmony CDD

Gerhard,  
 Listed below is your quote. Let me know if there is anything else that I can do to help.

Part #:	Description:	Qty:	Unit Price:	Ext. Price:
BB16XL	Suntracker Bass Buggy 16XL w/ 50ELPT	1	\$16,728.00	\$16,728.00
Trailer	Single Axle Trailer w/o brakes	1	\$1,896.00	\$1,896.00
Prep	Standard Factory Prep Fee	1	\$475.00	\$475.00
Freight	Freight Fee from Factory to us	1	\$1,325.00	\$1,325.00
Delivery	Delivery to Harmony, FL	1	\$720.00	\$720.00

Total: \$21,144.00

Price includes shipping to the lower 48 states.

Lead Time: estimated 22 weeks from date of order but this could be pushed back further

Have a great day!

Kasey Painter  
 Government Sales Coordinator  
 Central Florida Yamaha, Inc.

COPY

## BASS BUGGY<sup>®</sup> 16

XL

**Standard Motor:**  
Mercury<sup>®</sup> 20 ELPT FourStroke

**\$12,995**

**Additional Motor Option:**  
Mercury<sup>®</sup> 90 ELPT FourStroke...\$14,995  
*Optional motor available.*

**COLOR OPTIONS:**

XL SELECT

**Standard Motor:**  
Mercury<sup>®</sup> 20 ELPT FourStroke

**\$13,990**

**Additional Motor Option:**  
Mercury<sup>®</sup> 90 ELPT FourStroke...\$15,990  
*Optional motor available.*

**COLOR OPTIONS:**

## KEY FEATURES

- Console-mounted rod holder
- Swivel leg rest on bucket seat
- Wheelchair-accessible port entryway
- Full-width swim platform w/boarding ladder
- Forward-console 9-gal. aerated live-well w/padded cushion
- 7" Dimin<sup>®</sup> top, Bluetooth stereo & tinted windshield. (See or call)



XL shown.  
\*Photography shows optional equipment.

## SPECIFICATIONS

**OVERALL LENGTH**  
16'5"

**DECK WIDTH**  
7'

**MAX. HP**  
50

**LOG DIAMETER**  
2 1/2"

**FUEL CAPACITY**  
3 gal. w/20HP or 6 gal. w/50HP

**MAX. PERSONS CAPACITY**  
7/1,090 lbs.



**TENTH ORDER OF BUSINESS**

**10A**

**COPY**

**FY 2022  
NOTICE OF MEETINGS**

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Harmony Community Development District will hold their regular monthly meetings for Fiscal Year 2022 at the *Grace Community Church*, located at 5501 E. Irlo Bronson Memorial Hwy., St. Cloud, Florida, 34711 on the last Thursday of each month starting precisely at 6:00 p.m., with the exceptions as indicated below:

**October 28, 2021**

**November 18, 2021** (Third Thursday – due to the Thanksgiving Holiday)

**December 16, 2021** (Third Thursday – due to Christmas & New Year Holidays)

**January 27, 2022**

**February 24, 2022**

**March 31, 2022**

**April 28, 2022**

**May 26, 2022**

**June 30, 2022**

**July 28, 2022**

**August 25, 2022**

**September 29, 2022**

These meetings are open to the public, and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A meeting may be continued to a date, time, and location to be specified on-the-record at the meeting. There may be occasions when one or more Supervisors will participate via telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person who requires special accommodations at these meetings because of a disability or physical impairment should fill-in an HCDD [ADA Accommodation Request](#) and submit it to the District Manager at [Angel.Montagna@inframark.com](mailto:Angel.Montagna@inframark.com), or 954-603-0033, at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service – **7-1-1** (Direct), 800-955-8770 (Voice), or 800-955-8771 (TTY) – at least two (2) calendar days before a meeting so that the District Management Company can provide all needed assistance.

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

Angel Montagna  
District Manager