

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**SEPTEMBER 30, 2021  
REGULAR MEETING AGENDA PACKAGE**

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

CDC COVID-19 Guidelines recommend that all people wear face masks while in enclosed public places.

Social distancing measures will be enforced, and masks are required to attend the 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>

Telephonic via Call-In: **929-205-6099**

Meeting Access Code: **4276669233#**



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

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



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

September 23, 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, September 30, 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. Audience Comments** (Maximum of 3 Minutes per Speaker)
- 3. Consent Agenda Approval**
  - A. August 26, 2021 – Regular Meeting Minutes** ..... [Page 6]
  - B. District Financial Statements for August 31, 2021** ..... [Page 54]
  - C. Monthly Expenditures: #257 Invoices & Check Register** ..... [Page 68]  
 [Invoices Available Upon Request]
- 4. Old Business**
  - A. Tow Boat Considerations**
    - Refurbishment Options ..... [Page 83]
      - Fix/Update Existing 16’ Boat ..... [Page 84]
      - Repurpose Existing 14’ Boat ..... [Page 86]
    - Replacement Option ..... [Page 89]
      - New 15’ Boat – *Liquid Planet Marine*® Proposal – \$ 7,154.00 ..... [Page 90]
      - New 15’ Boat – Photos & Specifications ..... [Page 91]
    - Coast Guard Ratings Comparison ..... [Page 94]
  - B. Consideration of Workshop Minutes**
  - C. Regulating CDD Property Construction Access**
- 5. New Business**
  - A. Insurance Proposals**
    - Coverage & Cost Comparison Tabulation ..... [Page 97]
      - #1 Preferred Governmental Insurance Trust (PGIT) – \$20,238.00 ..... [Page 98]
      - #2 Florida Insurance Alliance (FIA) – \$17,746.00 ..... [Page 132]
  - B. Swimming Pool Repairs**
    - #1 Ashley Park Resurface – *Spies*® Quote (+3 Options) – \$20,425.00 ..... [Page 148]
    - #2 Swim Club Resurface – *Spies*® Quote (+2 Options) – \$62,992.00 ..... [Page 150]
  - C. Communicating With Residents**
- 6. Subcontractor Reports**
  - A. Servello Landscape Solutions**
    - I. Grounds Maintenance Status
    - II. Dahoon Pocket Park Proposal ..... [Page 155]
    - III. Irrigation System Evaluation ..... [Page 158]



Teresa Kramer, Chair  
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 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. Staff Reports**

**A. District Engineer**

- I. Monthly Report Summary ..... [Page 162]
  - Dog Park Permitted Attachment (A) Site Construction Permit ..... [Page 166]
  - Five Oaks Crosswalk
  - Reserve Study Asset List
  - Footbridges Repair Update Attachment (B) Contractor Communiqué ..... [Page 168]
  - Garden Road & RV Parking Lot
  - Cherry Hill Rear Yard Swale Repairs Attachment (C) Homeowner Communiqué ..... [Page 170]
  - Billy’s Trail Assessment
  - Sidewalk Maintenance
  - Alleyway Resurfacing
- II. Engineering Services Proposal
  - Task Descriptions & Yearly NTE Fee ..... [Page 173] Attachment (A) Hourly Rates Schedule ..... [Page 177]

**B. District Counsel**

- I. Monthly Report Summary ..... [Page 180]
  - a. Davey Tree® Matter
  - b. Servello® Contract Extension – Executed
  - c. Letter to Homeowner Concerning Swale ..... [Page 182]
  - d. Update on Workshop Action Items
  - e. Update on *Straight-Line*® Fencing
  - f. Easement Access Agreement
  - g. Change Order Policy Update
  - h. *First Nature Ranch*® Meeting Space Status

**C. Field Manager**

- I. Facilities Maintenance (*Parks, Pools, Docks, Boats, etc.*) ..... [Page 185]
- II. Facility Use Records (*Inclusive - Boats & Other*) ..... [Page 192]

**8. District Manager’s Report**

**A. Harmony Invoices**

- AVID Training for Supervisor

**B. Verizon Termination & Cell Phones Sale Options ..... [Page 196]**

**C. Report on McGuagge Invoices**

**D. Discussion of District Website**

**9. Supervisor Requests**

**10. 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

## **Third Order of Business**

**3A.**

**MINUTES OF MEETING  
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, August 26, 2021, at 6:00 p.m. at the at the Grace Community Church, 5501 East Irlo Bronson Highway, St. Cloud, FL.

Present and constituting a quorum were:

Teresa Kramer	Chair
Dan Leet	Vice Chairman
Steve Berube	Assistant Secretary
Kerul Kassel	Assistant Secretary
Mike Scarborough	Assistant Secretary

Also present were:

Angel Montagna	District Manager: Inframark
Tim Qualls	District Attorney: Young Qualls, P.A
David Hamstra	District Engineer: Pegasus
Gerhard van der Snel	Field Services Manager
Pete Betancourt	Servello
Tristan LaNasa	Young Qualls, P.A.

Residents and Members of the Public

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Supv Kramer noted comments need to be limited to a maximum of three minutes. This is your time to speak, hopefully respectfully, and we will then move on, this is not a time for back and forth with Board members.

Mr. Barry Unterbrink, 3130 Dark Sky Drive, stated I moved into the community and early 2018, and I want to discuss the footbridges which I know is on the agenda tonight and just offer my comments. I have seen different numbers about what the cost is, so I went out to the western footbridge and looked at the lumber, 102 two by four eight footers, eight two by four twelve footers, the composite is 800 board feet and you have roughly 1,300 linear feet of lumber. I understand the wood supplies on the project is something over \$20,000.00, maybe that is divided amongst the two bridges, I am not sure. It seems kind of high because you can by eight foot two by fours at Home Depot for \$4.50. The composite planks I think is a great idea, unfortunately it looks some of them have already been installed on the western most bridge and that is kind of

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worrisome because the cross-members, the very long boards that go across the retaining pond there, some of those are cracked and they are separated so I am hoping those are addressed; they need to be shored up or another board put underneath there. Secondly, another idea would be could there be some galvanized fitting or something on each of the 12 posts. If you do that and leave a gap you can pour concrete down there those will never come loose. It is an idea, and whether it was part of the bid or not. The concrete, the galvanized wrap, the cross members with additional planks should be observed if it is not part of the engineering. Those are my comments to the Board tonight and thank you.

Supv Kramer inquired if there were any other audience comments.

Hearing none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of July 29, 2021 – Regular Monthly Meeting Minutes**

**B. Financial Statements for July 31, 2021**

**C. Approval of: #256 Invoices and Check Register**

Supv Kramer stated the consent agenda involves the approval of our July meeting minutes, the financial statements through July 31. 2021 and approval of #256 invoices and check register.

Supv Leet stated I noticed the receipts were not included as part of the expenditures.

Supv Kramer stated I checked on that and do not know if you can answer that. There was a credit card bill that was paid on August 5<sup>th</sup> and normally we have an itemized statement of what each one of those purchases from Amazon and everything are. Will that be forthcoming?

Ms. Montagna responded I can get it out before the next meeting once billing sends it to us. It came in after the billing statement so she is going to pull it and I will send it as soon as they get it.

Supv Kramer stated I looked at it on AVID and it was there and available but the information Mr. van der Snel usually provides on what he had ordered from Amazon was not on there, so we need to make sure that is included. Any other comments or questions?

Supv Berube stated a couple of months ago I asked about the Servello bill with the higher than expected pricing on many of the components. The answer from Mr.

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Westmark was they built the labor into the component prices. I took that at face value, but here we are this month with some more Servello bills and they are both the expensive components and the labor. I am kind of at a quandary as to why the labor cost of installing the component is built into the price of the component why are we paying the high price for the component and the additional labor on these bills; you cannot have it both ways.

Supv Kramer asked was there any itemization in what the labor was for? Did they maybe do more work?

Supv Berube responded no.

Supv Kassel stated not on the invoices.

Supv Berube stated on the Servello invoices there is a list of all the parts and then it says technician labor six hours at \$65 per hour. There is no documentation as to what components have labor included and what the excess labor is for. I do not know, I cannot tell.

Supv Kramer stated let us ask our District Manager to get with Servello and ask them to further itemize out their irrigation bills.

Supv Kassel stated maybe Mr. Betancourt can address those now.

Supv Berube stated you remember the conversation.

Supv Kramer stated I definitely remember the conversation.

Supv Berube stated his response was more directly sometimes we are going to win with this and sometimes we are going to lose. Okay, I get it but now we are getting bills we are being asked to pay and we still have the high component price and separate labor. All I need to know for my edification is how does this work.

Ms. Montagna asked for component and labor, correct?

Supv Berube responded yes.

Supv Kassel stated they are charging us above retail prices for the components and last month or the month before Mr. Westmark said it is because the price of labor is built into the component price, but then they charged us for the components plus a labor charge in the most recent bill.

Supv Kramer stated I do not know if they are doing additional work other than the components.



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Supv Berube stated what would be nice is more documentation on the bill. If we are going to get some components that have labor billed into them, that is fine and if all this additional labor is being paid for non-component work it is hard to know.

Supv Kramer stated it could be if you are doing a break or something. If we can get that information that would be good.

Ms. Montagna stated I will reach out and forward the response I get to the Board.

Supv Kramer stated I was looking at the TOHO bill and was very impressed. It is the lowest it has ever been. This time last year it was close to \$18,000.00 and it is under \$4,000.00.

Supv Berube stated when Maxicom is off for the most part it does not spray much water.

Supv Kramer stated my understanding is you got it working.

Supv. Leet stated that is correct as of after that billing cycle. I think it was two weeks ago that we got it up and running.

Supv Kramer stated it was working before that, but they were not able to access it remotely.

Supv Leet stated they would have to have someone onsite to make adjustments. I do not know how often they are doing that.

Supv Berube stated I am not saying it is broken; with all the rain it is just not using much water.

Supv Kramer stated in the past we were operating it manually, now they have rain sensors and maybe it is picking off more, but that was a screaming saving, so I was impressed. I did have a question on one invoice – it is a McQuagge invoice 4238 for \$499.88.

Supv Kassel stated I thought that it was for rewiring the irrigation.

Supv Kramer stated when I went into AVID to investigate it their explanation was that it was a concrete box that was damaged by a lawnmower going over it and hitting it with blades. I do not know if Servello knows. I presume it would be a Servello lawnmower.

Mr. Betancourt asked can you repeat that?

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Supv Kramer responded it is a concrete box; in the explanation on the second page which was not in the invoices, it says a circuiting ground box damaged from lawnmower driving over it and hitting it with its blades.

Supv Leet stated at the west entrance.

Supv Kramer stated yes, at the west entrance. Have you had any of your equipment damaged onsite? I imagine if you hit a big concrete box.

Mr. Betancourt stated I am on the yellow one and Alfredo is on the red one and we have not hit any concrete boxes.

Mr. van der Snel stated I am trying to look it up; usually the invoice has two parts – the invoice and the explanation.

Supv Kramer stated I pulled the explanation off of AVID.

Supv Berube stated you must have talked to the guy about replacing this box; do you remember?

Mr. van der Snel responded this was a snowball effect. The west entrance had no power, irrigation had no power, so I called him, and he diagnosed it. They had to use the locator as there were no as-builts of the area. They figured out that a concrete box, the lid was off and there was a 4-inch square PVC pipe in the middle filled with water. The water got into the wires and pretty ignited the whole problem.

Supv Kassel stated assembly.

Supv Kramer stated that was a couple of months ago. They gave us a quote for \$1,945 to fix all of that, but then when you were asked to get two quotes the two quotes were not forthcoming?

Mr. van der Snel responded I told them I do not want this quote for \$1,945.00, I can do it for less because they wanted to reassemble the entire camera system and make a box over there; I said I can do that myself so I revoked the quote and that was after they started the first issue trying to find what the problem was with the West entrance electricity. it was kind of a snowball effect then they had to locate where all of the lines were because there were no as-builts, so they had to figure out everything because they did not know the area and then they found the concrete box that was tore up and open which was a safety hazard and we told them to fix that immediately because people could fall in and it had the wires open with water in the concrete box. the boxes are about \$200

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official OUC boxes; they are a little more expensive than any Amazon box you would put in because they have to be concrete by spec.

Supv Kramer stated This started back on June 10th and that is when you got the quote, we paid them \$499.72 to put in a 3 pole 30 amp 120 Volt and a photo cell that had burned out because the trees were over it. Right?

Mr. van der Snel responded Correct, it was overgrown.

Supv Kramer stated And then they did some investigation, right, and they charged us \$499.25 for that, and that is where they came up with the \$1,900.00 quote and then a month and a half later we are replacing the concrete box, right, and everything is just under \$500.00.

Supv Berube Stated the concrete box is dated July 17<sup>th</sup>.

Supv Kramer stated that was originally for \$504.62 but they gave you a \$5 adjustment to keep it under \$500. I would like our District Manager to look into this more.

Ms. Montagna asked if it was hit by a lawnmower did you let Servello know?

Mr. van der Snel Responded, no.

Supv Berube asked How do you hit a box that is subsurface with a lawn mower?

Ms. Montagna stated That is my question.

Mr. van der Snel stated If the lid goes sideways then it grabs it.

Supv Kramer stated But you would know it.

Supv Berube stated hitting it with a lawnmower seems like a stretch.

Mr. Betancourt stated y guys have not reported any damage to any lawnmower. All of our lawnmowers are operational. If a lawnmower hits a concrete box it is either going to break the blade or the spindle and our mowers are perfectly fine.

Supv Berube stated I suspect that our electrician made a far-reaching assumption.

Supv Kramer stated If we could check into this, I would appreciate it.

Supv Kassel asked Are we approving the consent agenda with the exception of the Servello invoices for irrigation and the McQuagge invoice?

Ms. Montagna responded they have already been paid so what you would do is ask me to look into them which is what I am going to do.

On MOTION by Supv Berube seconded by Supv Kassel, with all in favor, the consent agenda was approved.

**FOURTH ORDER OF BUSINESS** **Old Business**

**A. Buck Lake Committee Meeting April 6, 2021**

Supv Kramer stated I provided the minutes for the Buck Lake Committee meeting held on April 6, 2021 for your information. For some reason the Harmony West District Manager wanted this Board to approve those minutes and I am not sure how you can approve minutes to a meeting you did not attend and have no knowledge of so at this time I would just offer them for your recognition and information.

Supv Berube stated There seems to be, when you read between the lines, there seems to be a bit of tension between certain parties.

Supv Kramer stated Harmony West is a Developer Board. I think at the last meeting we smoothed all of that over. There was another meeting schedule and they cancelled it and have not scheduled another one until October 21<sup>st</sup>, they have also cancelled their Harmony West CDD meetings, I do not know what is going on over there. I think more of it is on their side and trouble they are facing. I do not know what those are, but we will go with the flow. My only issue right now is that we are finished with maintaining Buck Lake because they insisted on having a third party do the maintenance but there is no contract with that third party to maintain it and October 1st is when our care of the lake stops so at this point, and again, it will be 21 days, at least, until we have the next Buck Lake Committee meeting and then the recommendations from that meeting have to go out to our individual Boards.

Supv Berube asked Has there been a meeting since the one documented here?

Supv Kramer responded Yes.

Supv Berube asked Was it a nicer atmosphere?

Supv Kramer responded Yes, it was much nicer. There were only two of us in the room, the others were on the phone. The gentleman, Jay Baker, from Bio-Tech did show up, and everybody was a little less contentious. I am not sure; we can talk about Buck Lake more later and see where we go from here.

**FIFTH ORDER OF BUSINESS** **New Business**

There being none, the next order of business followed.

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**SIXTH ORDER OF BUSINESS**

**Subcontractors' Reports**

**A. Servello**

**i. Grounds Maintenance Status**

Mr. Betancourt stated I will give you an update on irrigation. The proposal #5564 which was the \$6,000.00 proposal, I spoke with Mr. Westmark this morning and it has been completed. The two mainline breaks that I submitted to Inframark recently, one at Five Oaks and the other at Buttonbush, were worked on today, so tomorrow I will be turning on the water. The tree work is not done, they will be back on Monday to continue treating the Sycamores. For the tree cutting, they were here Monday and unfortunately two of our main cutters came down with COVID and it has shut that down for now. Mr. Feliciano is going to do the schedule again and will send out a crew Monday. They had started on Buttonbush and went down the street. They did not complete it and that is where they are going to continue.

Supv Kramer asked Are we getting notification out to the residents so that cars are not parked in the street.

Mr. Betancourt responded I am not aware of any. Mr. Feliciano is out sick and when he comes back on Monday, I can ask him what we are going to do if there is a car parked underneath? Do we go knock on their door? I know last year...

Supv Kramer asked Didn't we put some sign up or something?

Mr. Betancourt responded I have not seen any.

Supv Kramer stated If not last year, the year before.

Mr. Betancourt stated Last year when we did the boulevard, Leland, our main cutter, went up to a lady's house on Cat Brier, knocked on her door and it was not pleasant.

Supv Kramer stated I do not think that is the position we should be putting you all in. I think our Field Services folks need to either put some notices up on the streets to let people know. It would be a shame that we are spending all this money on tree trim and then they cannot do their job because of cars.

Mr. Betancourt stated Driving through today, there are a number of cars parked on the streets.

Supv Kramer stated We still have a lot of people working from home because of COVID and other issues. We need to ...

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Ms. Montagna asked D we have a mechanism to get notices out to the residents or do we just put it on the website?

Supv Kramer responded I would not rely on Facebook or our website.

Ms. Montagna stated We do not post on Facebook. How else have you used to get word out?

Supv Kramer responded, Sometimes we send e-blasts using the HROA.

Supv Berube stated, The only effective way is to use the HROA and do an e-blast.

Supv Kramer stated The other way would be to post some signs.

Supv Scarborough stated, I think signs are more effective.

Supv Kramer stated, The signs would probably be the best; people will see them.

Ms. Montagna stated, Typically, just for future reference though, the District does not have a mechanism that you currently use to get information out to your residents.

Supv Berube stated no.

Ms. Montagna stated, You would partner with the HROA and they would do an e-blast; which is what most districts do.

Supv Berube stated, E-mail blasts, mail or whatever, but you have got to have direction, we only have about 80% coverage on the e-blast and probably 50% of the people never open the email.

Ms. Montagna stated, So I think, Mr. van der Snel, lets put some signs out saying tree trimming is happening maybe at all the major entrances.

Supv Berube stated, Signs are the way to go. For people that don't speak English, put a picture of a car on the sign with a tree coming down on it.

Mr. Betancourt stated, I think if you are going to do signs whatever street they are going to be doing trimming on, it is going to take them a week on the street.

Ms. Montagna, Asked are you checking in with Mr. van der Snel when you get onsite to do the tree trimming so he knows what streets?

Mr. Betancourt responded, Yes.

Supv Kramer stated, They have a schedule that I was supposed to get a copy of but I have not seen it yet.

Ms. Montagna stated, I have not seen a schedule.

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Supv Berube stated, If we just have a few universal signs made, give them to Servello, then they can post them wherever they are working and take them to the next street. If they have to move they bring the signs with them, then it's on Servello.

Supv Kramer stated, The sign needs to be out the day before.

Mr. van der Snel stated, I can get a foldable sign and have a printer...

Supv Berube said a sandwich board.

Supv Kramer asked, Are you going to start trimming again Monday?

Mr. Betancourt responded, Mr. Feliciano is going to send a crew Monday. If the schedule does not change, they will be here Monday, if for any reason it gets moved...

Supv Kramer stated, It sounds like we may need time to get the signs to put up so if you do bump back a week we are not going to cry about it so we can get th signs out..

Supv Berube stated, In prior years you tracked which trees did not get done and went back out and did catch up if you remember, with pink ribbons.

Mr. Betancourt stated, That is the first year I came, in November if I recall.

Supv Berube stated, The point is when you are trimming these trees, you will know, but just keep track of which streets you were on and when we do get the signs we should have a better compliance rates.

Mr. Betancourt stated, Lets do the pink ribbon thing again.

Supv Berube stated, We also need the signs.

Supv Kramer stated, Our residents are in an uproar and I have got to tell you I cannot blame them because we have no mechanism for them to give you permission to go ahead and trim on their side. I would be more than happy to give you permission to trim on my house side and if it drops in the yard okay maybe a couple of blades of grass get dented or a bush, but we do not have anything to hand them, we need something to give our residents the ability to give you guys permission to properly trim our trees instead of trimming the street side only and then they butcher the other side.

Mr. Betancourt stated, Like happened on Cat Brier.

Supv Kramer stated, Yes, Cat Brier and many other streets. We are going to end up losing our trees. I cannot stress it enough; we are killing our trees between us and the residents. Does this Board want do at least attempt to allow our residents to say I am more than willing for Servello to trim the whole circumference of the tree and waive any liability to the CDD and Servello.

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Supv Berube stated, We had that conversation previously. Counsel was very hesitant to do that and I know Mr. Feliciano was, we are not going on private property. He may have changed his attitude, but I doubt it.

Mr. Betancourt stated, There is a lot of liability when you go somebody's property.

Supv Berube stated, We have had this conversation.

Supv Leet asked, Is there no way it could be done with a cherry picker, that could still be done from the publicly assessable area, but trimming something, we would still need buy-in from the residents?

Mr. Betancourt responded, If a big branch is going towards the house you are going to cut it and let it drop.

Supv Kramer stated, I think there are ways to do this and I am sorry that this tree trimming is going to go by and we are still, because people are entrenched, but maybe we need to look to a different company who is more willing to work with our residents in the future and come out with a better resolution. I am very disappointed in everybody all away around that we cannot make this happen for our residents and our trees.

Supv Berube stated, If you read one of the posts today, a lady let the cat out of the bag that she was happy because when they went down Buttonbush they trimmed all the way around all of the trees as they went.

Mr. Betancourt stated, We have a lift this year; last year we did not. What they are doing up to the 14 feet which is our contracted height, as they are trimming, they are probably grabbing the branch and throwing it out and not letting it fall. What I am referring to ....

Supv Berube interjected, I understand.

Supv Kramer stated, We do not have any that big. I understand even that big can be a problem. I am hoping you guys will take that extra step; I guess that is what I am stressing to you.

Mr. Betancourt stated, The trees they are cutting do not have any major branches like that because the branches are further up.

Supv Kramer stated, Our inside trees and Sycamores are much better than the Oaks out front.



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Mr. Betancourt stated, What they are cutting is like 1¼-inch / 1½-inch size branch. You can hold that with one hand, cut it and throw it back down.

Supv Kramer stated, Once we get a true trimming where we can pull it back off the houses so it is not rubbing on the houses and things, once we get that done then that is all we are going to have to do to maintain; it will be easy to maintain. I stress do the best you can and cut as much as you can away from the houses while properly pruning and keeping our trees healthy.

Mr. Betancourt stated, The other thing is Lakeshore Park. I was not here for July and do apologize, it was a crazy month. My father-in-law passed away of COVID, my wife is still a little bit not there yet. So, Lakeshore Park, the garbage can and the two dog potty stations got mulched.

Supv Kramer stated, I saw the pictures, they are beautiful.

Mr. Betancourt stated, I did the end of the bridges. I do not know if there once was mulch there or was not, but I went ahead and did them.

Supv Kramer stated, It looks very nice, I appreciate that. There is a large tree on Blue Stem that you are going to be working up a quote, the one I sent you pictures.

Mr. Betancourt stated, The Sycamore.

Supv Kramer stated, We have a Sycamore that is sicker than our ones being treated. This one is ¾ dead and things are falling off of it as we speak. You will be able to get with our Field Services staff and Inframark and work out an arrangement.

Mr. Betancourt stated, Being that the arborist is there already they will expedite it a little bit. It is something I will bring up to Mr. Feliciano.

Supv Kramer stated, Thank you.

Mr. Betancourt asked, Any questions or concerns?

Supv Berube stated, I have a general concern. The overall property is not looking very nice.

Mr. Betancourt stated, I agree with you.

Supv Berube stated, Really not very nice. We see the reports from Inframark that comes as part of the package with the as we call them observations. My concern with this report that we get from Inframark is that it is very nice but it does not, to my view, there does not seem to be any follow up and many of the things that were in last month's package regarding landscape still exist exactly the way they were because I provided

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many of those views to our field services manager and asked him to look at it. I understand that you guys have more problems with COVID and then half the rest of the world, you have a lot of COVID people or so it seems, but residents are complaining that ponds are not trimmed, they complain about this, residents tend to complain and that is okay, but they have a point and you just agreed that the property does not look good. Are you short of staff? What do you need to get it back to where we need to be?

Mr. Betancourt responded, We are currently working on it.

Supv Berube stated, Do not get me wrong I see you out working all the time which we appreciate, but you are only one guy out of a crew of what should be four or five.

Mr. Betancourt stated, I have them do different things on different days. On Tuesday I was up in DeBary because our Gator broke down, so I took it up for the mechanic to look at.

Supv Kramer interjected, Mr. Betancourt I appreciate it.

Supv Berube interjected, The bottom line is you are aware of it.

Mr. Betancourt stated, I am aware of it and we are working on it.

Supv Berube stated, We will carry the commentary to next month for further review. How about that?

Supv Kramer responded, Thank you.

Supv Berube stated, Thanks for coming out.

Supv Kassel stated, Thank you. Condolences to your wife.

Supv Kramer stated, Again, I want to compliment on the lower irrigation bills. Last year at this time our irrigation/water bill was \$18,000.00 this year was a closeout bill and it was under \$4,000.00. Kudos on that.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

**i. District Engineer Report**

- a. Reserve Study
- b. Footbridge Repairs
- c. Garden Road and RV Parking Lot
- d. Cherry Hill Rear Yard Swale Repairs
- e. Billy's Trail
- f. Neighborhoods C-1 and C-2 Milling and Resurfacing Alleyways

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g. Milkweed/Dark Sky Concrete Work

Mr. Hamstra stated, I am going to follow along with my district report, there are a few things that I have added to the end of it based on when it was due for today's date. For the dog park we had a pre-construction meeting last week, Thursday, with the County and the contractor, it went very well. As soon as you approve Chapco's agreement tonight they committed to starting next week with the work. Mr. van der Snel and I are working with TOHO Water Authority and I need to get direction on how we should pay the \$350.00 to TOHO Water Authority to get the meter ordered and installed.

Ms. Montagna stated, Mr. van der Snel can pay it on his Inframark credit card.

Supv Berube stated, If this is for TOHO we have an account.

Ms. Montagna stated, This is for a new meter and they will not bill it.

Supv Kramer stated, The dog park we need to approve, and I know they are with Counsel's business, but if we can take care of it now, I would be more than happy to do that. In your agenda package under District Counsel business is an amended contract for Chapco Fencing for \$18,500.00. Pro rata it is still considerably less than the other two bids we have. At this time, I would be glad to entertain a motion to adopt that and authorize the Chair to sign the agreement with Chapco.

<p>On MOTION by Supv Kassel seconded by Supv Leet, with all in favor, the Chapco Fence agreement in the amount of \$18,500.00 and authorizing the Chair to enter into the agreement was approved.</p>
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Ms. Montagna addressed a work order to do some concrete work. The Board needed additional quotes for some stuff that KoPac gave a bid and left off some stuff after the County came back. Inframark provided a bid and we had to wait for concrete pricing, which has gone up.

Mr. Hamstra stated, That is a separate location. You gave me two proposals one for Five Oaks and another for the concrete work for the dog park.

Ms. Montagna asked, That total is?

Mr. Hamstra responded, \$5,980.00 for the concrete pads for the benches, the sidewalks and the two box entrances at the park.

Supv Berube asked, Is that an outside contractor?

Mr. Hamstra and Ms. Montagna responded, It is Inframark.

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Mr. Hamstra stated, I reached out to KoPac at least six times, if not more, and they never called me back or emailed me back so I kind of cut them loose and reached out to Inframark to do a bid on the concrete for Five Oaks as well as the concrete work for the dog park.

On MOTION by Supv Kassel seconded by Supv Berube, with all in favor, the Inframark proposal for the dog park concrete work in the amount of \$5,980.00 was approved.

Ms. Montagna stated, Mr. van der Snel will be installing the dog stations.

Supv Kassel stated, The dog pots.

Mr. Hamstra stated, The next item is the Five Oaks crosswalk. Since the last meeting the County fixed the area that was not draining properly. Again, I reached out to KoPac at least six times, if not more, with voice messages and emails and never heard back. I had to submit my agenda last week, so I reached out to Inframark to please provide a proposal for the concrete work for the crosswalk ramps and sidewalks. The price was \$9,594.00 for doing all the work to finish up that intersection.

Supv Berube asked, What was the KoPac price?

Mr. Hamstra responded, Their May proposal was \$4,200.00. I was calling back to add the additional concrete work necessary for the ramp that had to be removed to fix the corner drainage and I could not get them to respond.

Supv Berube asked, Did we not sign a contract and then delayed it?

Mr. Hamstra responded, We delayed it simply because we knew we were going to have the County fix it and then we put them on hold and when I reached back out to reengage them that is when I could not get any answer.

Supv Berube asked, Did we sign a contract or held the contract?

Mr. Qualls responded, As I recall they refused.

Supv Kramer stated, No, they signed it and I signed it and we just held it in-house until the County work was done.

Mr. Qualls stated, Well then, we have a contract.

Supv Berube stated, That is exactly why I am asking.

Ms. Montagna stated, It still would need to be revised.

Supv Kramer stated, They do not have to do the other ramp, Inframark could do

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the other ramp.

Supv Berube asked, Did KoPac get a signed copy of the contract?

Supv Kramer responded, No, they did not.

Supv Berube stated, Awe, okay.

Supv Kramer stated, Again, they signed it first, I signed it, then all of the sudden the issue with drainage came up.

Mr. Hamstra stated, So we put them on hold.

Supv Kramer stated, We put it on hold again, so it is the Board's choice whether we want to enforce this contract.

Mr. Qualls stated, That is right.

Supv Kramer stated, The question is – is there any trigger in it about when it has to be signed?

Mr. Qualls responded, Not signing and we typically have a provision that you all may terminate with 30 days' notice.

Supv Kramer stated, However, I do not want to get in a spitting match with them.

Supv Kassel asked, Is there any provision in the contract for non-responsiveness?

Mr. Qualls responded, It is not necessary, you could just terminate without any reason.

Supv Kramer stated, If we have not delivered it to them.

Supv Berube stated, To be clear we have a contract that is on hold and the price is going to double from the contracted amount with KoPac to having Inframark doing it, is that correct?

Supv Kramer responded, It sounds like it, but then again Inframark is also doing additional work because there was an add on for an additional ramp. The original work was the two ramps and cutting the curb in. Inframark is adding a third ramp so they are increasing the work by 50% approximately so you would expect to see it at \$6,000.00 plus on a pro rata basis.

Supv Berube stated, I just wanted to be clear as to all the specifics.

Supv Kramer stated, Concrete has gone up.

Mr. Hamstra stated, I am not going to speculate maybe they are not calling back because concrete has gone up and they do not want to do it for that price. All I wanted back was just an acknowledgement and when I told them I had a Wednesday deadline, I

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need to know, she said John will call you.

Supv Berube stated, It is clear in my head that it is getting more expensive.

On MOTION by Supv Berube seconded by Supv Scarborough, with all in favor, the Inframark proposal for concrete work at Dark Sky and Five Oaks crosswalk in the amount of \$9,594.00 was approved.
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Supv Berube stated, What we just did is gave Inframark two contracts for concrete work both at about \$9,500.00 apiece.

Supv Kassel stated, No, it was \$5,980.00.

Mr. Hamstra stated, It was \$5,980.00 and \$9,594.00.

Supv Kramer stated, In the future, even though Inframark has the concrete service, I would like us to get multiple bids. As I recall on this concrete one, originally we had three bids – KoPac, Arrow Concrete, but we had a bad experience with Arrow recently and we do not really want to go with them, and the third was substantially higher than the others, so Inframark may be right in the ballpark. In the future we need to look, these two projects have been lagging so we need to move expeditiously.

Mr. Hamstra stated, For the reserve study we met with Florida Reserve Study and Appraisals last week, Mr. van der Snel and I, and did about an hour debriefing. Mr. van der Snel did a great job with all of his historical knowledge and I gave them a tour of some of the critical facilities, they stayed behind to take some pictures and we forwarded them some information that they need. They have asked that anybody who can think of anything they want them to include in their draft report, to do it sooner rather than later because they do not mind changing the draft but it would be easier to put it in now while they are creating the draft. I think it went very well; they were very pleased with the way things are being done out here.

For the footbridge, as you know Dock-ers has started the work, we have come across some undermining of the concrete approaches on the footbridges. We asked them to hold off before they got too far along just see if we can do something underneath the pad before it gave way and while the area was exposed. We gave them some alternatives for joints sealers and some flowable fill to fill the gap and they came back with a \$2,858.00 change order which I think is fair compared to what is out there on the market. We would like to make a request to get approval for the contractor to do a change order

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to take care of the erosion underneath the concrete pads before they get too far along on the western footbridge.

Supv Berube asked, Can I ask you a question about that?

Mr. Hamstra responded, Yes sir.

Supv Berube asked, When they came out here to give us the original price on doing these footbridges, that erosion was there and the reason they did not notice it is that they did not take the time to lift some boards off and get a look under the concrete pad. Once they lifted the boards off, they see the erosion under the concrete pad. Why should we be asked to pay an additional \$2800 to fix what was out there in the open and except for their lack of desire to spend a little time and get a look at it and then they would have known and put it in the original bid? Why should we spend, you know last month you told us that Arrow Paving knew or should have known about the extra concrete and you said we should not pay that, and I agree, but now we have this that is out in the open that they should have seen.

Supv Kramer stated, I am going to call it here. I have been watching those footbridges like a hawk, I noticed the erosion under the bridge, but again we had dumped dirt on the sides to try to cover the erosion or stop the erosion. I do not think that any of us predicted was that the water was going down in between where the expansion joint filler is no longer in and that erosion is not just surface erosion that they could have seen by pulling up a board or two, that erosion goes over a foot underneath that concrete. I was down there, and I measured it myself and I do not think that anybody predicted that amount of erosion in there at those footbridges.

Supv Berube stated, My point is when they lifted the boards off, they noticed the erosion had they lifted the boards off they would have seen it.

Supv Kramer stated, We had five reputable dock companies bid this contract and not a single one of them was predicting that this problem existed.

Supv Leet stated, They all had restoring existing slope beneath existing dock, the geo-tech and all of that but they were not referring to the extra washout.

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On MOTION by Supv Kassel seconded by Supv Leet, with Supv Kassel, Supv Leet, Supv Kramer and Supv Scarborough voting aye and Supv Berube voting nay, the Dock-ers Change Order #1 in the amount of \$2,858.00 was approved.

Supv Kramer stated, A quick sidenote, Supervisor Leet just advised me he looked it up, the third bid we had for the concrete work was \$20,000.00, so I think Inframark's bid at \$9,594.00 with the additional ramp is a prudent bid.

Mr. Hamstra stated, Next topic is Garden Road and RV parking lot. We have inquired with Osceola County where things stand because Mr. Boyd made a submittal on May 27<sup>th</sup> to Osceola County, the check has cashed and they actually got a receipt of the application, but it appears based on our conversations with the County they actually did not receive the construction plans. We went through Mr. Boyd's files that he provided to us and we came across the Garden Road and RV parking lot plans, they appear to be incomplete. There was a survey done and there was an attempt to show the parking in the fencing and things like that so we confirmed that the County did not have those. In order to expedite the Garden Road with continued erosion and poor driving conditions I would like to make a recommendation that we separate the two projects to expedite the Garden Road and get it approved and permitted by the County and have the RV storage follow independently after the Garden Road. I had my guy take Mr. Boyd's work and get started on the layout to accommodate FGT comments and concerns on the width of it. We have redesigned the pull off areas to make them longer for pickup trucks pulling boats or big RV's to fit into, something bigger than 10 by 30. We are laying it out and we are missing some subsurface information, meaning the extensions of the gas main as it gets closer to Five Oaks Drive, missing some topo, so we have started with Johnston's Engineering boundary work. We laid out the road, but we do need some supplemental topographic information on the gas mains and the subsurface. I got a ballpark number from Johnston's surveying. I can catch up the proposal, but I just called him yesterday and he gave me a not to exceed of \$4500 to finish their topographical work from Five Oaks up to the gate for the RV storage. We are not going to stop the Garden Road where you take it to the garden, we are going to take it all the way up to the gates to the RV storage.

Supv Berube stated, We provided an easement to Harmony Central six or eight months ago.



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Supv Kramer stated I made him aware of that.

Supv Berube stated, Harmony Central is coming right through there so they are going to dig it all up.

Mr. Hamstra stated, We are going to obviously try to coordinate our calendars because the last thing I need to do is build it and they rip it up.

Supv Berube stated, As long as you are aware.

Mr. Hamstra stated, If you are okay with us breaking out the Garden Road for now from Five Oaks to the entrance gate of the RV storage and expediting that, we are going to circle back with FGT and then if I could get for discussion and consideration for the supplemental survey work from Johnston's who did the boundary work to finish the topographical work so we can get the plan submitted to the County probably within a couple of weeks after they get done.

Supv Kramer asked, Is the County okay with you separating them out?

Mr. Hamstra responded, I have not officially, we are still trying to get Mr. Boyd's name off of all of the information so they will allow ask to talk to them freely. We got that cleaned up on the dog park and now we have to get it cleaned up on the RV storage and the Garden Road. The reason I like to separate them also is that the RV lot kind of gets into the PUD, the land use setbacks and things like that where they Garden Road is more of a maintenance issue so I am hoping they can expedite that without having to go to the formal PUD type review process. We are trying to get some dialogue with somebody so all of this email back and forth.

Supv Kramer stated, The PD has already been officially changed; they have given us all of the approval and everything.

Mr. Hamstra stated, I saw that letter in the files.

Supv Berube stated, Amy Templeton from the County has been out and looked at what we were trying to do with the parking lot area and the fencing for all of that and that is where most of the requirements came from.

Mr. Hamstra stated, I will start with her then.

Supv Berube stated, As an extension of what I said about Harmony Central, I believe when we granted the easement that one of the conditions was that Harmony Central would pave that area of the road.

Supv Kramer stated, No, no, no, not pave.

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Supv Berube stated, Resurface it.

Supv Kramer stated, Granted it is before my time, but I researched it and the only thing you extracted from them was regrading not repaving. Unfortunately,

Supv Berube stated, Whatever, there needs to be some coordination.

Supv Kramer asked, Do you need any action by this Board at this time?

Mr. Hamstra responded, For the supplemental survey services, NTE \$4500.

Supv Kramer stated again, We have our procurement policy and it would help to get another quote on the survey work; sometimes the price goes up if they are a single source. Two quotes if they are under \$2500 will get it done, if it is over, we will need three quotes.

Mr. Hamstra stated, To be honest with you on this one since Johnston's did all of the boundary work if I get quotes from two other guys they are going to want to do the boundary work and the supplemental topo; and I am sure you will be paying more but if that is the Board's wish I will do it.

Supv Kramer stated, I just noticed that in the past Johnston's price dropped significantly when we have somebody bid against them, so if you can tell them to sharpen their pencil and get us a good quote on that I would appreciate it unless the board has something different to say.

Supv Berube stated, Johnston's seems to be the low-price provider or way out there high on their pricing, it goes back and forth for whatever reason.

Mr. Hamstra stated, I have used Southeastern Survey out of Orlando, but I know they will charge more if they have to come down here to do the work.

Supv Kassel stated, There is also Kissimmee Valley Surveying; I have used them at my property.

Ms. Montagna stated, If you get a new company, they are going to want to redo the boundaries.

Mr. Hamstra stated, Nobody is going to want to inherit somebody else's work without doing their own stuff.

Supv Kramer stated, The problem that we have to is that the flags that we were trying to keep in place are gone now. We are going to have to get the FGT folks back out, I have his card so remind me at the end of the meeting and he will come back out and flag that so we can make sure where we are.

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Ms. Montagna asked, Was there a motion? You put \$4,500.00 but he was going to ask that to sharpen their pencil but are you moving forward with that?

Supv Kassel stated, I am a little confused. We are asking them to provide us with a new bid by sharpening their pencil or are we just asking them to...?

Supv Kramer responded, They have a not to exceed of \$4,500.00 but they are going to do it on an hourly basis.

Mr. Hamstra stated, My guy gave him the scope of work and said I know you do not have time for a proposal but can you give me a ballpark number that I can take to the Board, and the surveyor said \$4,500.00 and it should not be more than that. I can tell Rick to do your best to get it below \$4,500.00; I will do what I can.

Supv Kramer stated, I think he did all of the survey work for that road and I want to say it was under \$2,500.00.

Mr. Hamstra stated, We are also going to ask him to do an additional gas main and things like that. I will express the Board's desire ...

Supv Kramer stated, If he wants to continue to work. I would entertain a motion to provide that at this time understanding that they would up to \$4,500.00.

On MOTION by Supv Kassel seconded by Supv Berube, with all in favor, Johnston's for topographic survey work for garden road in the amount of \$4,500.00 was approved.
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Supv Kramer stated, That road is a mess and it needs to be fixed.

Mr. Hamstra stated, the next item is Cherry Hill Road rear yard swale. At the last meeting we were going to prepare a draft letter to the homeowner at 3170. Since then there has been some reluctance to do so, I guess to avoid neighbor issues. One suggestion is Inframark just fixes it and then charges the homeowner for the work. Mr. Qualls or Mr. LaNasa can talk about it or the Board or direct me how best you want to handle this one issue at 3170 Dark Sky Drive.

Supv Berube stated when you say reluctance to issue a letter; expound on that a little bit.

Mr. Hamstra stated the person that lives next to the home that caused the problem, does not think us writing a letter will get it done quickly. In writing a letter to them there

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may be a lot of wasted time back and forth. If we could go in, fix it and back charge them for the repairs.

Supv Berube stated, The address you are mentioning has been problematic for some period of time. That might be a good assumption that sending a letter is going to get ignored, maybe, based on what I know. If there is some alternative, if expediency is key in the wet season to keeping drainage you might be right to take some alternative measure.

Supv Kramer asked, What is the cost to fix it? is there a lot of work to do?

Mr. Hamstra responded, It is a small bobcat, ripping up the backyard, regrading it, resodding it, but everybody is so busy right now if Mr. van der Snel has some contacts with some small local guys that have the equipment to do it.

Supv Berube stated, To that point, didn't a pool contractor go in and regrade one of those?

Mr. Hamstra responded, At 3136.

Supv Kramer stated, That is not done, they are still working out there and still getting in that swale. Hopefully, it will stay done. It is the longest pool job I have ever seen.

Supv Berube stated, My point is that contractor may be willing to move down 12 lots and redo the swale there, if what they did at 3136 was acceptable and he is a local guy.

Mr. Hamstra stated, Mr. van der Snel and I can talk to him to see if he is willing to do something on the side.

Supv Berube stated, He is a cooperative guy and he lives here so he may be willing to take care of that issue for us. It might be the most expedient way of getting it done. Along those line, the HROA put notices in the file for all those addresses you provided on the north and south flow so no rear yard changes to drainage can take place; we will be notified as will the County.

Ms. Montagna stated, If that contractor decides to do that work, the District is going to be billed and then we are going to try to recoup from the resident?

Supv Berube responded, I would believe that would be the process.

Ms. Montagna stated, Okay. I just wanted to make sure so that I have it straight.

Supv Kramer asked, Do we have any mechanism other than suing them?

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Mr. Qualls responded, No, and I would at least put the property owner on notice that either they can get it done or here is what it is going to cost for us to get it done.

Supv Kramer stated, Maybe we should send a preemptive letter out once we know what the gentleman would charge us and give them a short timeframe. If you will let Mr. Qualls know the price, he can draft a letter and short notice to get it done because we need those swales to drain.

Mr. Hamstra stated, We are going to go to document going forward that puts them on notice of what is going to be done so we do not have this occurring on future pool projects.

Supv Kramer stated, On that same vein I will throw this out, I was out in the area between Feathergrass and Middlebrook and there is a pool going in there are 3451 Feathergrass, there is damage right where the access cut is and again there is dirt flowing downslope towards the stormwater pond from that construction site. We have that issue so if Inframark can get out there and review that. We need better documents. The only thing I can think of is they need to put up a bond, the pool operators know about bonding, if we can figure out that mechanism before we give them permission to cut across our property and tear it up so that we can be sure these damaged areas are corrected properly.

Supv Kassel stated, And paid for.

Supv Kramer stated, If our attorney can research and get something like that and pretty quick because they are popping up everywhere.

Supv Berube asked, What is the mechanism for us to find out that somebody intends to put in a pool or do other rear yard work?

Supv Kramer responded, I thought you said they had to get approval from the HROA.

Supv Berube stated, They do, but the HROA has no...

Supv Kramer stated, But aren't they going to notify us that they are going to put in.

Supv Berube stated, For the ones on Dark Sky, yes, but if you want a general notification to anybody who lives on a pond

Supv Kramer stated, Anybody who is going to access our property and run trucks. They destroyed that area between Millbrook and Feathergrass on the front of the pond already.

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Supv Berube stated, I understand that, but the HROA has no mechanism to know who is going to access on CDD property unless the engineer or somebody here can come up with a list of addresses that will be subject to this and all of the files get notated.

Supv Kramer asked, Mr. van der Snel, how do you notify contractors? How do you deal with this now?

Mr. van der Snel responded, Usually the resident or the contractor contacts me and says I am going to put in a pool and they usually have an easement agreement on file they use for other purposes to, say for residents that need to go between the houses. They give it to the resident, the resident has to sign it because at the end of the line the resident is responsible for any damage done during the project because that is an agreement the resident makes with the contractor. I use to work with Regatta Pools, they had the form that I sent to Inframark for evaluation, it is just an agreement that says the CDD hereby agrees that you can have access over CDD grounds however, the owner or the contractor...

Supv Kramer stated, If you will send that to Mr. Qualls so he can beef it up and make sure we either have a deposit from them for the amount of the possible damage or a bond or something that we have the ability to access without having to go to court.

Mr. Hamstra stated, Next item Billy's Trail. I met with Supervisor Leet last week, after our site inspections and we walked the areas that need some attention, we are now creating an exhibit with the new platted lots in relationship with the realigned trail and we are going to highlight the areas that need to be culverted, ramped up, or access issues, and a new gate and we will come back next month with how you want to handle that for that work to actually get done.

Supv Kramer stated, One issue, there was some stuff on Facebook about how to access Billy's Trail which encouraged people to trespass through a construction zone on private property; that needs to be corrected but it needs to be corrected by somebody who really knows that trail. Supervisor Leet would you?

Supv Leet responded, Yes, I can work on...

Supv Kramer stated, Just a brief blip with a little map showing them how to access that trail.

Supv Leet stated, I have already got some maps drawn up...

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Supv Kassel stated, There is a problem there in that where the CDD part of the trail comes to meet the ForeStar.

Supv Leet stated, the first part of it is still SunTerra.

Supv Kassel stated, That property that they built up their lots, I think that they encroached on CDD property so there is no way to access to the ForeStar property to get from the end of the CDD property to the gate because there is just a huge mound of dirt.

Mr. Hamstra stated, I worked with Supervisor Leet and we picked a new way around that.

Supv Kramer stated, So we should have enough property.

Mr. Hamstra stated, We just have to carve a new place that is safe to get from the lower ground to the higher ground which is quite a steep area.

Supv Kramer stated, I think they are actually not on our property the way it is configured. You and he can take care of that.

Mr. Hamstra stated, Neighborhoods C-1 and C-2 milling and resurfacing, I was able to find Mr. Boyd's sanitary sewer files to insert into the alleyways because there are manholes everywhere that any contractor in the future needs to know of so they can make sure the milling and resurfacing matches the tops of the covers. So now with that I can get started on the bid documents and the bid schedule so you guys can advertise that between now and next meeting to get some bids from qualified milling and resurfacing contractors.

Two things I have added – I finally got feedback from Stefan with SFWMD that they seem to be pleased with the CDD's efforts to stay on top of the Old World Climbing Fern. They realize Mr. van der Snel and Brad are taking on a really big issue. They know we are doing our best and they will continue to monitor it with the helicopter and the inspections to see if it is getting out of control, but this visit went okay.

Last item, I got ahold of somebody at the County repaving program so they can fix localized drainage. Osceola County, for some reason, unlike other cities and counties, does not put out a five-year repaving program publicly. They do, on October 1<sup>st</sup> put out a list for that current fiscal year, so he ask that I call them after October 1<sup>st</sup> to see what the new list is and also if any roads in Harmony are on the list and I will report back.

Supv Berube stated. You touched on it before, we have the RV parking lot and as that goes forward, part of that repair is that it needs to be fenced. I brought this up

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before, we have \$8,800.00 out with Straightline Fence for the down payment on the original fence from more than two years ago. I do not want that to become forgotten and maybe it is time to do something to make sure that we are still in good stead with Straightline Fence whether we use them or not and maybe it is time to ask for that money back because we have not shown any infinity towards Straightline Fence with any of our projects. The fact of the matter is we still have \$8,800.00 out there and we have not done anything with it since it started.

Supv Kramer asked, Mr. Qualls can you look into that? I presume if we used the regular contract, I think it required them to get permitting and they could not get permitting and they should have refunded us the money back.

**ii. Change Order #1**

Mr. Hamstra stated, Change Order #1 When I started with you all, we proposed doing certain work for \$15,000.00, but we have exceeded our initial authorization so I am asking for an amount of money to get us to the end of your fiscal year and we can reassess come October 1<sup>st</sup>. The request is for Change Order #1 to continue our services at the pace we have been going for \$17,500.00 for the months of August and September.

Supv Kassel stated, I found the information in the agenda package confusing. You had an approval for up to \$15,000.00 is that correct? What are you requesting now?

Mr. Hamstra responded, The first two invoices we gave brought us in like \$4,000.00 above that \$15,000.00 and when I worked on the next recent draft invoice is when I went from below budget to over the budget and is why I had to sit on it so it is for \$17,500.00 and includes the \$8,500.00 I am over now plus the finish up services at the end of the September and October.

Supv Berube stated, So what you are telling us rather than \$15,000.00 which should have carried you through the end of the fiscal year it is going to take \$32,500.00 based on your current estimation.

Mr. Hamstra stated, Correct.

Supv Berube stated, I have to tell you I like your work, I am thrilled with your work, your documentation and everything, and don't take this the wrong way, but we are spending a lot of money with your firm. I get it, nobody works for free.



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Supv Kramer stated, I do not think anybody here would argue that we have been working him hard. We have been asking a lot of our engineering firm and all these projects. I think you will find, as we move forward, that we will end up saving more money on getting the projects done right by not nickeling and diming our engineer. We can compare our engineer's cost, pardon me Mr. Qualls, with our attorney's costs and he is still cheap compared to what we had in the past paid our attorney and he can help us avoid attorney's fees. I think for starting out new in the project and getting it straight and although it is a lot of money, I think it is money extremely well spent. The only thing I would ask is if you could help us out, when I reviewed the different statements of work and stuff I could not get a feel for how much time was being spent by who. I know everyone hates logging hours but if you could help us by giving us some idea of how many hours are spent on different projects.

Mr. Hamstra stated, I see what you are saying.

Supv Kramer stated, Kind of like the attorney does.

Mr. Hamstra stated, Each month on my invoice if I say we did this or that.

Supv Kramer stated, You could say you spent so many hours and this staff member spent so many hours, that way we can get a better feel.

Supv Kassel stated, For how much you are spending on each project.

Supv Kramer stated, It also gives us an idea of what the projects are costing us overall. That being what it may, I would entertain a motion to provide an additional \$17,500.00.

Supv Leet MOVED to approve the Pegasus Change Order #1 in the amount of \$17,500.00
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Supv Kassel stated, Before I second, I will just say this was obviously far exceeding, originally there was \$8,900.00 in the budget and now we are getting to \$32,500.00 so it is three and half times.

Supv Berube stated, By year end we will probably be at \$40,000.00.

Supv Kassel stated, But we will know he is asking for until the end of this fiscal year.

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Supv Berube stated, I understand but there was already money being spent in engineering already existing so when the year ends with his and what was already spent, we are probably going to touch \$40,000.00.

Supv Kassel stated, I will say this, there are a whole lot things that have not been addressed that are getting addressed now.

Supv Berube stated, I am not arguing the quality of the work.

Supv Kassel seconded the motion.

Mr. Hamstra stated, There is no offense taken. I am comfortable bringing this up just because I know you have a budget, but we have been awfully busy, and I am not complaining.

Supv Kassel stated, The work is very good and well documented.

Supv Berube stated, The quality of the work is superb.

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

Supv Leet stated, I got the website updated, we had out of date information. Do you want your name, do you want just the firm?

Mr. Hamstra responded, My name is fine. I am in the point of contact.

Supv Kassel stated, Before you leave remind me to give you Kissimmee Valley's contact information.

Supv Berube stated, Never be uncomfortable coming before this Board.

**B. District Attorney**

**i. District Counsel Report**

- a. Davey Tree Settlement
- b. Servello Contract Extension
- c. Chapco Fence Agreement
- d. Florida Reserve Study and Appraisal Agreement
- e. Parking Facility License Agreement and Liability Waiver
- f. Garden Lot License Agreement and Liability Waiver
- g. Damaged Tree Demand Letter Discussion
- h. Discussion on Amending District Contracts

Mr. Qualls stated, We are short on time, good evening and hope you are doing well. The first item on the General Counsel report is an update on the Davey settlement

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negotiations. At this time, I will turn it over to Supervisor Kramer who was the liaison and we had a good negotiation.

Supv Kramer stated, We met via ZOOM which can be quite a challenging platform for a negotiation, face-to-face without masks is much better, but we made it happen. We went back and forth and there was a lot of discussion, but we settled on a settlement amount of \$40,000.00 to Davey. Each party will bear their own legal fees, and then they will sign off and release us and all suits will be dismissed with prejudice so none can come back on us. So based on the information and your recollection of the shade meeting I would ask you to authorize the Chair to execute the settlement agreement so we can put our Davey Tree litigation behind us.

On MOTION by Supv Kassel seconded by Supv Leet, with all in favor, authorizing the Chair to execute the settlement agreement was approved.

Mr. Qualls stated, The next item is the Servello extension. To put it very briefly you have seen this several times, Florida law allows you to take your existing contract and extend it for one additional year under the same terms. You have had all of that information and we are happy to answer any questions, but we would be looking for a motion to approve.

On MOTION by Supv Kassel seconded by Supv Berube, with all in favor, the Servello contract extension was approved.

Mr. Qualls stated, The Chapco deal is done you have already addressed that.

The reserve study agreement has been and signed by both parties. You have the first study for roughly \$7,500 and the second portion is optional. Supervisor Kramer did a good job of making sure in the language it was optional. In other words, you have three years to determine whether you want to exercise that option to get a second study done.

You have in front of you a lot of legalese covering the Parking agreement and the Garden agreement, those we coordinated, and I want to thank Ms. Montagna for all her help in getting all of this shifted over, I know Mr. van der Snel will have some responsibility there on the Field Management side, but if you have any comments or suggestions we have sent these out to you and we do not claim to be perfect at drafting

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these types of things but we get them to you early so you can review them and let us know any feedback. What you have is a set of documents, I know they are long but we try to put a checklist and so you cover everything, and if anybody wants to park in your facility they waive any liability against you and we have the rate schedule that you have already adopted. we do not need to spend a lot of time talking about it unless you all want to.

Supv Berube stated, A couple of things that are just bookkeeping, the vehicle storage there is a set of rates there and those amounts are plus tax.

Mr. Qualls stated, We say that in there.

Supv Berube stated, No you do not. They do not include tax the tax has to be added. Also, you are calculating tax here at 7% on the other ones where you do have tax and the tax rate here is 7.5%. Also, on the vehicle storage you have the rent of X amount of dollars is due and payable within five business days, the rent should be payable on the day the contract is signed. if you give people five days, they are going to take 10, so just wipe that language out. Moving to the Garden one, again, that is where the tax rate does show and it needs to be changed to 7.5%, but in the license agreement you let them pick any day they want, but later in the agreement you say the term of this lease is from October 1<sup>st</sup> to September 30<sup>th</sup>, why do you pick a date but then it is time specific for a year?

Mr. Qualls stated, What we tried to do there is regardless of when you get your lot you owe that amount. Again we do not claim that this is perfection in the area of leasing out garden spaces, but the idea was if somebody comes in the middle of the month you do not start it at a year and have to keep track of when they came in, regardless of when somebody wants the garden plot they run on a fiscal year but if they sign up on October 1 or in December it does not matter they are going to pay that \$10.00.

Supv Berube asked, Then why not do the same thing for the standardization of the parking lot?

Mr. Qualls responded, They seem distinct to us, parking and RV versus having a garden plot.

Supv Berube stated, It just seems contradictory when you see it. You can pick any day you want to start but your lease really does not start until October 1<sup>st</sup>.

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Supv Kramer stated, On the garden you pick any day that you want to start but you pay for that full year for that garden space. If I came in and only got six months for that garden space, I still have to pay for the full year for the garden space.

Supv Berube stated, You also pay for a full year in the vehicle storage too.

Supv Kramer stated, But the vehicle storage, if we ran it from October to October then it is a lot bigger fee and if I come in with just three months left of the year, I have to \$900 for the three months. The magnitude of the payment is significantly different between the storage lot and the garden and I guess that is where it comes in.

Supv Berube stated, So someone could get six months free use of a garden spot.

Supv Kramer stated, No they do not, they lose six months.

Supv Kassel stated, If they sign up on July 1<sup>st</sup> they only get six months, if they sign up on April 1<sup>st</sup> they get nine months.

Supv Berube stated, The term of the lease is October 1<sup>st</sup> to September 30<sup>th</sup>, that is part of the package.

Mr. Qualls stated, And the manager will fill in the current year and the next year so they do not have to change the form every time. Regardless of whether I come in in June and say I want a garden spot I am going to pay for the full year.

Supv Berube stated, We have two different plans but that is okay, the important thing is the rates and taxes. The only other thing is our typical key card costs \$10.00 for a replacement, you have a \$25.00 lost key card replacement amount. I do not know if the \$10.00 is in our policy.

Ms. Montagna stated, It is.

Mr. Qualls stated, We will change that.

Ms. Montagna stated, I was going to bring that up, those are super high-tech cards. Is the cost for those only \$10.00?

Supv Berube responded, No, it is a little bit more.

Mr. van der Snel stated, If you add the printer and ribbon.

Ms. Montagna stated, I was just curious where the \$10.00 came from.

Supv Berube stated the card is \$4.00, you probably have \$3.00 or \$4.00 worth of ribbon and miscellaneous supplies for the printer, and his time to do it.

Ms. Montagna stated, It is written on the access card form.

Supv Kramer asked, For the storage or garden?

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Mr. van der Snel responded, No.

Supv Kramer stated, We are not using key cards for those.

Mr. van der Snel stated, In the future, if the construction continues, we are going to have an electronic gate that opens and closes. I already have most of the material for the access card system.

Supv Kramer stated, I think we can address it at that time.

Mr. Qualls stated, We will say “key, if required.”

Supv Kassel stated, We will have to have a whole rules workshop to change the price.

Ms. Montagna stated, Correct, you do.

Supv Berube stated, The other thing is we are holding off on the electronic access. People complain that the gate gets left open all the time; it happens. If we put an electronic lock on there; it solves the problem of the lock and when the gate gets left open for more than a minute or so you can have the open gate alarm start sounding so somebody will notice. There is a big plus to having electronic access.

Supv Kramer asked, At this time do we want to take this separately?

Supv Kassel responded, The agreements need to be amended.

ON MOTION by Supv Kassel seconded by Supv Berube, with all in favor, the RV Parking and Garden agreements, as amended, were approved.

Mr. Qualls stated, On this next item we distributed to the Board a letter that was to go to a homeowner who had a contractor cut down a side of a tree. I am going to recommend based on the feedback I got, I am going to recommend you workshop this subject so you can have a consistent policy moving forward and treat everybody the same. It is very important how you handle this. The way I looked at is if somebody goes out and vandalizes your pool area, tears up public property, you are going to give it to law enforcement and you are going to go after them, straight away. I do not know how it is different when it is a District tree except of course that you have Florida law where you have the property boundary and everything that would hang over onto private property that owner has the right to adjust that tree. Here I think they went beyond the private property line onto the government line, but I can just tell you there is not consensus

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among the Board based on the feedback that we got, I think this is a hot button topic, I will do whatever you want, but it is 7:32 and I do not know that you will solve that tonight.

Supv Kramer stated, I do not know that we will, I think it might be good for a workshop because we are known for our trees and we need to deal with them. do any of the Board members have a recommendation? Would you like to see us sit down and have a workshop?

Supv Berube responded, I think we need an overarching tree policy workshop to cover many of the issues, as counsel said and we all agree, trees are us and it is very important that we get it right. I agree that we should do a workshop and bring in whatever we are going to talk about regarding trees because there are a lot of things.

Supv Kramer stated, At the pleasure of the Board, I do not know that we want to limit it to just trees or Harmony CDD property so we can fold in the access for pools and stuff too or is that something more easily decided.

Supv Kassel stated, It could be trees and other policies.

Supv Kramer stated, We could do trees and other policies involving the use of or trespass and damage of CDD property. We have to have defined items for our workshops.

Supv Berube stated, Including some type of policy as you mentioned before for intrusion on CDD property along the back of houses. We have to start this somewhere and we will try to do a non-hostile ZOOM meeting to avoid what you experienced with Harmony West CDD.

Supv Kramer stated, I think we are much more conducive to working together. At this point, is there any opposition to directing Inframark to try and set up a workshop time and place for us?

Ms. Montagna asked, What month? September?

Supv Berube responded, Sure.

Ms. Montagna stated, I will come up with a few dates and send them out.

Mr. Qualls stated, Last item. What happened with Dock-ters is you have a contractor that asked for a change order and this is going to happen. One of the things that was recommended and that other of our clients do is you have a policy that says that if the change order is under a certain amount or a certain percentage you have your

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manager approve those types of change orders. I think that would save everybody time; it is really the Board's pleasure whether you want to do that or have everything come back to the Board, but it would not be unheard of and in many ways is advisable to have a situation where a change order under a certain not to exceed amount could go ahead and be approved, work continues, you do not lose momentum; all of those things would be the pros. The cons would be obviously that you would not want an expenditure that the Board was uncomfortable with taking place in between meetings. What we would recommend to start would be a 10% of the contract value, if it does not exceed 10% you could approve that. Now you have some pretty hefty contracts so think about that.

Supv Berube stated, Maybe as part of our Zoom meeting we think about that and maybe contracts up to \$25,000.00 could be 10%. \$25,000.00 to \$75,000.00 maybe 5% percent, and over \$75,000.00 - 3% to kind of reel it in, I do not know.

Mr. Qualls stated, Maybe we could work with someone on your Board and come up with a draft to get into next month's agenda package.

Supv Leet stated, We already have a Procurement Policy in place where we have the different tiers of what level of action is needed.

Supv Berube stated, We could tailor the not to exceed to conform and then beat up on the District Manager if she misses it. Good idea Counsel.

Mr. Qualls stated, I would love to take credit, but it was Supervisor Kramer's idea. It is nice to have two general counsels. She does a great job of keeping us on our toes.

Supv Kramer stated, One of the other things I would like to bring forward with the District contracts is in all of our larger contracts we have a provision that our vendors cannot use us for advertising their businesses and stuff like that. It just came up recently, I do not think we have a form contract, just a short form contract for our Field Services and Inframark to use with those smaller contracts for services under \$2,500.00. It just takes two quotes and it does not have to come back before the Board for approval and everything. If we could just draft up a short form contract that they can use.

Mr. Qualls stated, The only thing there is a lot often your contractors will give you a proposal that has a signature line, that is not a contract, and all manner of evil will ensue if you start treating those like contracts. We will make the form, shorten it down and condense it, but there is still a lot of good stuff in there.



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Mr. Hamstra stated, On all City and County clients, as to that percentage, they make it quite clear that is the cumulative and not each change order individually, but the cumulative change orders cannot be.

Mr. Qualls stated, That is great, I will definitely be reaching out to you on several things including that, because no need to reinvent the wheel if you have seen a good policy.

Supv Berube stated, I suggest we go to 8A due to the importance of it.

## **EIGHTH ORDER OF BUSINESS**

### **District Manager's Report**

#### **A. Meeting Location for FY 2022**

Ms. Montagna stated, Ms. Yevich did a lot of research. It was sent out to the Board and basically even some of that is changing as well because the COVID numbers are rising, and a lot of counties have already instituted another mask mandate and there is more coming so we are told. Those are your choices; I will say that the only things and I think I put them in my email the statements that I had. The Tavern, we cannot take the chance of getting bumped. I know the likelihood of it may never happen but the reality is we cannot even take that chance because these meetings are advertised and we cannot change that a day or two before or even a week to change meeting locations so I would say obviously that limits your option with the Tavern. Other than that, I think the rest are on the table. If the Board does not like any of these options, we can still continue to look, and you do have the option of using the conference room in Celebration. It is a hike, there is no cost there, but if you did not make a decision this evening you do have that option until you come up with another solution and we can continue looking.

Supv Berube stated, You did a really good job of putting all this together Because I have been down this road trying to find a place and it is a real pain in the neck, having said that I appreciate your work because I know what went into that. I like the First Nature Ranch choice because it is close, and we know the person who is in charge of it. There might be a few hang ups there and one of them is defective, and I do not know how you are legally set up, but it is my belief that a supervisor cannot do business with their agency.

Mr. Qualls stated, That is correct.

Supv Kassel stated, It is a nonprofit and you would be paying a non-profit; I believe that would be okay.

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Mr. Qualls stated, I will confess I was not paying full attention.

Supv Berube stated, One of the locations to meet is the First Nature Ranch which is a nonprofit run by Supervisor Kassel. It is a nonprofit, and a legally separate entity from her, I believe. Does she have a conflict if we decided to go there and use her facility for a meeting.

Mr. Qualls responded, Technically yes, however, I will say and I have sat down with clients in front of the Ethics Commission on this, they will read a set of statutes altogether, so I have clients who are government officials that contract with a corporation on which they set as a chair, but there is no money, there is no stock options, it is technically possible but it is quite an ordeal to get the approval of that, but I can give you all of the law because we just researched it for another client.

Supv Berube stated, So if the money exchange were not directly as a rental fee and it was a cleaning fee does that change the way that looks?

Ms. Montagna responded, No.

Mr. Qualls stated, That is really not the issue. The law does say that you cannot do business with your own agency and extends to even when you sit on a Board. For instance I represented a client who had a non profit federal grant, she was employed by the school board, she did a contract with that nonprofit and the school board even said it was okay, the ethics Commission came down and said you cannot do that. It is a very technical analysis that I do not want to get into right now, but there is a set of factors that the Ethics Commission would look at, it is conceivably possible to get this done; our best bet is we just go ahead and reach out to the Ethics Commission and we asked them in advance; that is the best way to handle it.

Supv Kramer stated, I have a quick question. Don't we have publishing guidelines for our meeting schedules and locations? What I was wondering is would it benefit us to go ahead and rate the meeting locations so that you know which to start with, which is second and third because, don't we have to publish our meeting location, times and dates like within a month?

Ms. Montagna responded, Yes, we need to post your fiscal year meeting schedule that you already approved, as long as we get that published before October 1 and, yes, it does have all of your meeting locations, times and the dates. Again, we published that for the entire year can it be changed, moved, cancelled, yes.

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Supv Kramer stated, We can change it if we need to. What I am saying is if we do not make a decision tonight and get it worked out for whichever location within the next week or two then we are looking at paying a huge publication fee for the Orlando Sentinel instead of using the Osceola Gazette.

Ms. Montagna stated, Correct.

Supv Kramer stated, What I am stressing to the Board is let us go ahead and rank these so then our District staff can go ahead and start with whatever our first choice is to see if we can negotiate and workout any problems with it, if they can't then they will go to our second choice. Does that sound reasonable?

Supv Berube asked, Why can't we just publish a limited schedule of meetings rather than do the entire year.

Ms. Montagna responded, It just saves you money, I can advertise each individual meeting.

Supv Berube stated, I know that is why we consolidated them into one.

Ms. Montagna stated, Most Districts do that because it does not make sense to schedule each individual meeting, you schedule them all for your year and be done, but it does not mean you have to I can schedule each individual meeting.

Supv Berube stated, We may have some timeframe problems here so the one we would have to be concerned with is the first one.

Ms. Montagna stated, Your last meeting here is next month so yes, October is where this all has to start, and we have to advertise it prior to your meeting.

Supv Berube stated, If we are talking about the Tavern it is very important to realize the secondary room is very tiny. Setting up anywhere like this and trying to bring in some people, there is no air conditioning in there. We have got to have a big room.

Ms. Montagna stated, I think that one is out.

Supv Kassel asked, Are we going to rank them?

Supv Kramer stated, What I would like to do is rank them and then let our staff go and negotiate. Basically, since it sounds like Mr. Qualls is recommending as far as First Nature Ranch that we actually pose the question to the Ethics Commission before we do anything. We do have an option here that is totally free. I do not know if it will be a long-term option, they say it will be available for the whole year, but things do change in businesses and that would be with the actual home in The Lakes. It is not a huge location

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and again, I went and spoke with them and viewed the home. The one they talked about the Wilford, I explained that it would not be as conducive because it is an L-shaped setup. The Verona, which is the other option they have for us, we could basically set up the Board at the kitchen island type area and then have quite a whole large living room and dining room setup with chairs. The problem there is it would require moving furniture around for each meeting. It is only once a month meeting, but it would still require some work on staffs' part, and it would require us, I presume, bringing in folding chairs. Are there folding chairs available?

Ms. Montagna responded, I think they have some chairs, but we can check on that. The second house is available if that is what the Board wants, you do not have to take the first one.

Supv Berube stated, I think we need to have a more defined and professional look to the meetings. Meeting in a house, sitting on couches and at a kitchen island and such is just seems; I do not know.

Supv Kramer stated, We would not be sitting on the couches or anything, those would all be pushed back and then there would be folding chairs that would go out. It would be setup in a formal meeting fashion. They do have formalized parking of two handicapped spots and five or six regular spots and then if need be there could be on street parking. Another question about this issue though would be they are a gated community and I think the gate do lock at 7:00 p.m.

Ms. Montagna stated, They would leave the gate open until 8:30 p.m. It would be the same time you have here so I think the gates would just tell the gentleman that did the garden/rv lot, it is the same gentleman and we would just call our meeting is this date and the gates need to be open from this time to this time.

Mr. van der Snel stated, The school district has a system now prior to what they had before, they have a reservation system for the school.

Ms. Montagna stated, We called there. It was one of the first we called since it is so close.

Supv Kassel stated, And they can bump us.

Supv Berube stated, I think your indication was for the Hart Memorial Library and it said no charge for library.

Ms. Montagna stated, Most libraries will not charge you, the problem is the room

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is probably this big.

Supv Kassel stated, There is a room and the occupancy is 17.

Supv Kramer stated, The problem is there is a COVID occupancy now. Although that room holds a lot of people, I have been in it many times, it would be perfect for our meeting but not right now because of the COVID occupancy.

Supv Scarborough asked, Typically how long is the interaction with the Ethics Commission back and forth?

Mr. Qualls responded, They are so consistently slammed it would take a little while, but we are happy to do the due diligence and get you some research on it.

Supv Scarborough asked, If you reach out to them now do you expect to go back and forth for 30 days, 60 days?

Mr. Qualls responded, I will get with Supervisor Kassel and get all of the facts and maybe it is just a clear simple analysis. To me the analysis leans towards not doing this, it is just not worth it. The last thing you want is for somebody to file an ethics complaint against you. I have some good friends over there; I am happy to call and pick their brains informally. I can get you an answer, but it is not going to be tonight.

Supv Scarborough stated, That is fine, thank you.

Supv Berube stated, The sooner the better because we are up against a bigger deadline here.

Supv Kramer stated, One thing I did not see in here is the City of St. Cloud – they have the marina, the room above Crabby Bill's and it was about \$250 per month.

Ms. Montagna stated, When Ms. Yevich reached out to them twice, the room was not available. When she reached out again, because I think she talked to you, they were not doing much because of COVID and they did not know where COVID was going to go, so they told her to check back. I can have her call again this week.

Supv Berube stated, Crabby Bills is out because of COVID, the Tavern because of the potential bump is way down on the list, Hart Memorial Library has beautiful rooms that we would fit into properly but because of spacing we are limited to there, we have your conference room as a backup, and that kind of leaves us with if we decide to go with First Nature Ranch, the heat is on Counsel to get us an answer pretty quick on this. Did I boil this down to about where we are sitting now, did anybody have any different view here?

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Supv Kramer responded, I do not know if it is a different view. I am not crazy about the model home, but it does keep us here in Harmony, it is easy, it is free, we could start with it while we are getting the decision from the Ethics folks and that way we could move to a larger, much more preferable location, and we will not be putting Supervisor Kassel in a difficult position.

Supv Berube asked, Are these homes available for sale?

Ms. Montagna responded, They are model homes, so at some point they probably would go on the market.

Supv Kramer stated, That was my biggest concern about this and they assured us it would not be on the market for at least a full year. However, I know how business changes, if somebody wants it, they want it at a price and it will go, but again with it being free at this point in time, we could then readvertise for future meetings.

Supv Kassel asked, What would we do for tables and chairs? We would have to buy tables and chairs and take them over and then remove them after each meeting. I am not against this.

Ms. Montagna responded, There is a dining room table there that the Board could sit at, and then we would set up chairs for your public.

Supv Berube stated, We could always rent chairs on a temporary basis.

Ms. Montagna stated, There are several ways to get the chairs and really that is it; you have a table to sit at.

Supv Kramer stated, I do not see the model home as a long-term full year solution.

Supv Berube stated, But to be clear we need to make a decision tonight.

Supv Kramer stated, Right, for at least the first couple of meetings.

Supv Berube MOVED to utilize the Jones Home, Verona model home for the first three meetings of the fiscal year (October through December) and Supv Kassel seconded the motion.

Supv Leet asked, Are we confident in our ability to get whatever chairs and everything? Seventeen is the occupancy at Hart Memorial Library.

Supv Scarborough stated, 17 is more than we have had at a meeting in a long time.

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Supv Kramer stated, Remember we have all of us.

Ms. Montagna stated, You had ten just with Board members and staff.

Supv Berube stated, You are right, we almost never exceed 15 and 17 would be a huge crowd.

Supv Leet stated, Personally I feel a little better about doing the library as our stop gap just because more of the facility is in place.

Supv Berube stated, I heard seven at the library.

Ms. Montagna stated, It is 17, the only problem with the library, and it may not be a problem, you are just going to have to limit the occupancy as far as if residents show up. Depending on whether a room is booked, we will always be able to use the library, but they may bump you to different rooms.

Supv Kramer stated, The other thing I want to caution is the library has closed for COVID in the past.

Ms. Montagna stated, Correct, they did all the year before and when I had one Hillsborough, we had to go to a Residence Inn because they were closed for eight months.

Supv Kramer asked, What time do they close in the evening?

Ms. Montagna responded, It was 9:00 but they have changed for COVID hours to 7:30 p.m. and some 8:00 p.m. He told Ms. Yevich to call back this Friday and he would have a definite schedule of closings.

Supv Berube amended the previous motion MOVING to move the meetings to Jones Home for the first quarter of the fiscal year and investigate further the potential use of First Nature Ranch as a second choice and ask the District Manager to further clarify the Hart Memorial Library room that handles 17 people as our third choice and Supv Scarborough seconded the motion.

Supv Leet stated, I want to make sure we have the house number correct.

Supv Kramer stated, It would be the Verona. I will go out and double check it.

Ms. Montagna stated, I can get the address.

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

Supv Berube stated, Ms. Montagna you have a lot of work to do.

**B. Facilities Usage Applications**

**i. John Madden – Soccer Field – T-Ball Practice – 9/31/21 to 11/12/21 – Fridays Only**

Supv Berube asked, Do we need to do the usage application?

Ms. Montagna responded, It should not be on there, it has already been approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports (continued)**

**C. Field Manager**

**i. Field Manager’s Report**

Mr. van der Snel stated, Arrow Pavement would like to have the original bill of \$7,700.00 so he can pay his contractors. He said it was a little bit out of order, so he is requesting that at least the first invoice be paid and then the Board can decide later what to do with the add on.

Supv Kramer stated, I think the Board already decided.

Supv Kassel stated, I think the Board approved that.

Supv Berube stated, He wants payment for his original amount.

Mr. van der Snel stated, The original amount of \$7,700.00, he has a right to be paid for.

Supv Kassel stated, We did not approve the change order.

Mr. van der Snel asked, The invoice can be paid for \$7,700.00?

Supv Kramer stated, The original contract with no change order.

Ms. Montagna stated, I thought at the last meeting that was not to be paid.

Mr. Hamstra stated, He gave you an invoice for what he was owed on the original plus the change order. You instructed Mr. van der Snel to go back to the contractor to say give us two invoices, one for what is left of the original contract and a separate one for the change order.

Ms. Montagna stated, So \$7,700.00 is the original and that needs to be paid.

Supv Kramer stated, But we need releases too so that he does not come after us and claim he now wants the payment for the change order.

Ms. Montagna asked, Are you going to write up a release Mr. Qualls?

Mr. van der Snel stated, For Ashley Park, the Board is aware we have an issue on August 8<sup>th</sup>. I sent police reports to you. It is based on facts and the fact was there was



Harmony CDD  
August 26, 2021

alcohol and they were there under a false ID or on his mom's card so it was not the person he appeared to be and that is a rule breaker. They also provided alcohol to a minor, a 14-year old, they stated she picked it out of the box. The mother was very upset and did call the sheriff. On the 15<sup>th</sup> they were called again there was sound trouble.

Supv Kramer asked, Were these the same people?

Mr. van der Snel responded, Same people; they had a big speaker and were cussing at residents around who were asking them to turn it down a little bit. I asked the person with the group for his card and it was not him, so I said I am going to take the card because that is what we do. I do not know him, I do not know his mother, so I do not know if he has the right card so I took the card and in the meanwhile I called the Sheriff's Department and they came over.

Supv Kramer asked, Did they issue a trespass?

Mr. van der Snel responded, You cannot trespass a resident.

Supv Kramer stated, He did not have a valid card.

Ms. Montagna stated, They will not trespass and put it back on us to deactivate if that is your rule, but we are not going to trespass or at least that is what they said.

Mr. van der Snel stated, There was glass container in the pool which is a violation, there was alcohol in the pool and that is a violation, and he did not have the right access card which was another violation. I do not think it is the mother's fault that he took her card. My recommendation is to, the Board can decide, ...

Supv Kramer stated, We are deactivating any card he may have whether it is broken or not and not issuing him another one.

Mr. van der Snel stated, That is up to the Board to decide.

Ms. Montagna stated, The other thing you have to think about, which is inevitably going to happen, which is what just happened, is if the whole family does not get deactivated for x amount of days he is just going to use his mom's card which is what he was doing anyway so it is just going to be a vicious cycle.

Supv Kramer asked, Can we put her on notice that she needs to keep her card on her person and if he uses it again that her card will be deactivated.

Supv Scarborough asked, What are the ages?

Supv Kramer responded, He is 27.

Harmony CDD  
August 26, 2021

Supv Berube stated, This is a two-time offender and put a long Facebook post up raising all kind of bad words and that disappeared. There was an attitude there immediately and I absolutely in favor of deactivating all the family cards for the 30-day recommendation.

Supv Kramer asked, Do we have a policy on this?

Mr. Qualls responded, Yes. You have rules covering this exactly and have absolutely deactivated cards before.

Supv Kramer stated, I do not think the mother should be penalized if she was not there at the event.

Supv Kassel stated, But it was her card.

Supv Kramer stated, My position would be to deactivate his and anybody who was with him that has a card that was participating in this activity.

Supv Berube asked, How many cards are in the family?

Mr. van der Snel responded, Three. There is the mother, her son but he does not live here anymore.

Supv Kramer stated, Then his card should be deactivated anyway. Deactivate that one since the individual is no longer a resident, deactivate the offender's card, and let the mother have her card back with a warning.

Supv Kassel interjected, Should it happen again your card will be deactivated for 90 days.

Supv Scarborough asked, What is the course of action for them getting in with no card?

Mr. van der Snel responded, If they are residents you cannot trespass them because they live in Harmony. I can tell them to leave the pool because they do not have valid ID cards. It clearly states on the gate valid ID card holders only.

Supv Scarborough stated, So next time you catch them, nobody has a card, it is okay you have to leave and try this again tomorrow.

Supv Berube stated, It happens all the time.

Supv Kramer stated, I have witnessed whole groups of teenagers, one jumping the fence and opening the gate for six or seven of them.

Mr. van der Snel stated, People call me, and everybody can call the Sheriff's Department.

Harmony CDD  
August 26, 2021

Supv Kassel asked, What is the Sheriff’s Department going to do?

Supv Scarborough responded, Not trespass them.

Supv Kramer stated, If they are not residents of Harmony they will.

Mr. van der Snel , If there is alcohol or safety is in danger, then any resident can call and say I do not feel safe anymore in this pool, and they can come over.

Supv Kassel asked, What will they do?

Supv Berube responded, They generally escort the people off.

Supv Kassel stated, They do not have to trespass them if they escort them off.

Supv Leet read, Unauthorized use of District Facilities will result in, as a minimum, a charge of Trespass pursuant to Chapter 810, Florida Statutes. Violations will be reported to the Sheriff of Osceola County and prosecuted to the full extent of the law.

Supv Scarborough stated, The first time a trespass, the second time when you have a trespass and you do it you get arrested.

Supv Berube stated, All the years we have been dealing with this when he or any staff member ask them to leave. If they become difficult when the Sheriff shows up, they do leave. If they get caught, we have not really had a problem over the years with somebody being ...

Supv Kramer stated, I would entertain a motion as to a specific action.

On MOTION by Supv Scarborough seconded by Supv Berube, with all in favor, to deactivate the entire family’s cards for 30-days was approved.

Discussion followed on when the mother’s card was confiscated, and it was suggested for her card the 30-days be from that date.

Mr. van der Snel stated, I have a request from a resident who’s wife is on oxygen and he really needs to have a backup generator.

Supv Kramer asked, Why has that not been done?

Mr. van der Snel responded, Because it has not been approved yet.

Supv Kramer stated, He just wanted to ask us to go over CDD property.

Mr. van der Snel stated, Right.

Harmony CDD  
August 26, 2021

Ms. Montagna stated, The reason it came before the Board is because we are having all these other issues of going across CDD property. If the Board wants to approve it, approve it, but that is why it came back here.

Supv Kramer stated, I will move to approve because this has been a serious issue for this family, and I thought it was done.

On MOTION by Supv Kramer seconded by Supv Leet, with all in favor, the gas installation was approved.

Supv Berube stated, I noticed the Waste Connection bill went up and it also says on this month's bill it is going to go up again next month.

Mr. van der Snel stated, I negotiated with them \$240.00.

**ii. Boat User Report**

No discussion.

**iii. Proposals – Rescue Boat**

- a. Bass Tracker Classic XL w/50ELPT & Trailer - \$17,300.00
- b. Suntracker BB16Xl w/50ELPT - \$19,421.50

No discussion.

**NINTH ORDER OF BUSINESS**

None.

**Supervisors' Requests**

**TENTH ORDER OF BUSINESS**

There being no further business,

**Adjournment**

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

\_\_\_\_\_  
Angel Montagna  
Assistant Secretary/Secretary

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

**3B.**

**TO: Board of Supervisors, Harmony CDD**  
**FROM: Helena Randel, Accountant**  
**CC: Angel Montagna, District Manager**  
**DATE: September 20, 2021**  
**SUBJECT: August 2021 Financials**

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Please find the attached August 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 August is approximately 102% of the annual budget.
  - Non Ad Valorem Assessment collections are at 100%.
  - Sale of Surplus Equipment - Includes sale of golf cart (\$300), 2 laptops (\$100 ea.) and old cell phones (\$650).
  - Other Miscellaneous Revenues - Includes unclaimed property and prior year US Treasury refund.
  
- Total Expenditures through August are at 88% of the annual budget.
  - ▶ Administrative
    - P/R-Board of Supervisors - Includes payroll for two (2) meetings in November.
    - ProfServ-Engineering - Pegasus and Boyd Civil Engineering services.
    - ProfServ-Legal Services - Young Qualls, PA general counsel.
    - ProfServ-Property Appraiser - Annual fees charged by Katrina S Scarborough property appraiser's office.
    - ProfServ-Recording Secretary - Inframark provides near verbatim minutes.
    - ProfServ-Trustee Fees - US Bank series 2015 services
    - 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, November website maintenance and ancillary costs.
  - ▶ 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 \$5,800, 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*

*August 31, 2021*

**Prepared by**



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**HARMONY**  
Community Development District

**Financial Statements**

(Unaudited)

**August 31, 2021**

**Balance Sheet**  
August 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 540,987	\$ -	\$ -	\$ 540,987
Investments:				
Money Market Account	1,259,498	-	-	1,259,498
Prepayment Account	-	12,247	107,329	119,576
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	612,536	313,633	926,169
<b>TOTAL ASSETS</b>	<b>\$ 1,800,485</b>	<b>\$ 1,232,096</b>	<b>\$ 760,962</b>	<b>\$ 3,793,543</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 131,590	\$ -	\$ -	\$ 131,590
<b>TOTAL LIABILITIES</b>	<b>131,590</b>	<b>-</b>	<b>-</b>	<b>131,590</b>
<b><u>FUND BALANCES</u></b>				
<b>Restricted for:</b>				
Debt Service	-	1,232,096	760,962	1,993,058
<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>	<b>964,430</b>	<b>-</b>	<b>-</b>	<b>964,430</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,668,895</b>	<b>\$ 1,232,096</b>	<b>\$ 760,962</b>	<b>\$ 3,661,953</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,800,485</b>	<b>\$ 1,232,096</b>	<b>\$ 760,962</b>	<b>\$ 3,793,543</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 9,381	\$ 8,602	\$ 3,111	\$ (5,491)
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	-	-	1,150	1,150
Other Miscellaneous Revenues	-	-	247	247
Access Cards	1,500	1,375	1,410	35
Facility Revenue	500	462	200	(262)
User Facility Revenue	5,000	4,587	20,675	16,088
<b>TOTAL REVENUES</b>	<b>1,795,111</b>	<b>1,793,756</b>	<b>1,830,488</b>	<b>36,732</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	12,000	11,000	10,400	600
FICA Taxes	918	841	796	45
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	-
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	9,500	8,712	40,054	(31,342)
ProfServ-Legal Services	90,000	82,500	71,791	10,709
ProfServ-Mgmt Consulting	67,200	61,600	61,600	-
ProfServ-Property Appraiser	392	392	438	(46)
ProfServ-Recording Secretary	-	-	825	(825)
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,160	10,160	10,160	-
Auditing Services	4,600	4,600	4,400	200
Postage and Freight	1,200	1,100	1,462	(362)
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	913	495	418
Legal Advertising	1,000	913	862	51
Misc-Records Storage	150	143	-	143
Misc-Assessment Collection Cost	37,524	37,524	36,056	1,468
Misc-Contingency	5,000	4,587	2,411	2,176
Office Supplies	50	44	-	44
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>281,168</b>	<b>265,503</b>	<b>281,435</b>	<b>(15,932)</b>
<b>Field</b>				
ProfServ-Field Management	295,000	270,413	275,107	(4,694)
<b>Total Field</b>	<b>295,000</b>	<b>270,413</b>	<b>275,107</b>	<b>(4,694)</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 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	55,913	55,473	440
Contracts-Irrigation	-	-	11,000	(11,000)
Contracts - Landscape	267,000	244,750	243,969	781
Cntrs-Shrub/Grnd Cover Annual Svc	158,000	144,837	144,084	753
R&M-Irrigation	15,000	13,750	6,914	6,836
R&M-Trees and Trimming	40,000	36,663	2,045	34,618
Miscellaneous Services	32,000	29,337	12,700	16,637
<b>Total Landscape Services</b>	<b>573,000</b>	<b>525,250</b>	<b>476,185</b>	<b>49,065</b>
<b><u>Utilities</u></b>				
Electricity - General	35,000	32,087	33,118	(1,031)
Electricity - Streetlights	90,000	82,500	93,806	(11,306)
Utility - Water & Sewer	140,000	128,337	111,866	16,471
<b>Total Utilities</b>	<b>265,000</b>	<b>242,924</b>	<b>238,790</b>	<b>4,134</b>
<b><u>Operation &amp; Maintenance</u></b>				
Communication - Telephone	5,500	5,038	4,410	628
Utility - Refuse Removal	3,000	2,750	2,488	262
R&M-Ponds	10,000	9,163	1,085	8,078
R&M-Pools	35,000	32,087	19,334	12,753
R&M-Roads & Alleyways	2,000	1,837	-	1,837
R&M-Sidewalks	15,000	13,750	92	13,658
R&M-Vehicles	15,000	13,750	4,004	9,746
R&M-User Supported Facility	20,000	18,337	7,570	10,767
R&M-Equipment Boats	6,000	5,500	2,610	2,890
R&M-Parks & Facilities	35,000	32,087	20,604	11,483
Miscellaneous Services	2,000	1,837	129	1,708
Misc-Contingency	10,000	9,163	9,502	(339)
Misc-Security Enhancements	6,500	5,962	2,763	3,199
Op Supplies - Fuel, Oil	5,000	4,587	1,971	2,616
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	46,365	(16,365)
Reserve - Sidewalks & Alleyways	60,000	60,000	21,724	38,276
<b>Total Operation &amp; Maintenance</b>	<b>280,000</b>	<b>265,848</b>	<b>185,561</b>	<b>80,287</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>
<b>TOTAL EXPENDITURES</b>	<b>1,694,168</b>	<b>1,569,938</b>	<b>1,483,678</b>	<b>86,260</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	100,943	223,818	346,810	122,992
<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	\$ 197,218	\$ 346,810	\$ 149,592
<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>\$ 1,519,303</b>	<b>\$ 1,668,895</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 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	\$ 2,860	\$ 67	\$ (2,793)
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>1,198,675</b>	<b>1,319,661</b>	<b>120,986</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)	(2,038)	(4,656)	(2,618)
<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)	\$ (2,038)	\$ (4,656)	\$ (2,618)
<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>\$ 1,234,714</b>	<b>\$ 1,232,096</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 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	\$ 2,079	\$ 40	\$ (2,039)
Special Assmnts- Tax Collector	908,123	908,123	867,673	(40,450)
Special Assmnts- Other	-	-	26,600	26,600
Special Assmnts- Prepayment	-	-	229,462	229,462
Special Assmnts- Discounts	(36,325)	(36,325)	(24,241)	12,084
<b>TOTAL REVENUES</b>	<b>874,068</b>	<b>873,877</b>	<b>1,099,534</b>	<b>225,657</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)	(11,123)	(220,726)	(209,603)
<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	\$ 15,477	\$ (220,726)	\$ (236,203)
<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>\$ 997,165</b>	<b>\$ 760,962</b>	

**HARMONY**

Community Development District

**Supporting Schedules**

**August 31, 2021**



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

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund		
					General Fund	Series 2014 Debt Service Fund	Series 2015 Debt Service Fund
<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>	\$ -	\$ -	\$ -	\$ -
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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.

**Cash and Investment Report**  
*August 31, 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%	\$540,987
Money Market Account	BankUnited	Money Market Account	n/a	0.15%	\$1,259,498
					<b>Subtotal</b>
					\$1,800,485

<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%	\$612,536
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$107,329
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%	\$313,633
					<b>Subtotal</b>
					\$1,993,058
					<b>Total</b>
					<b>\$3,793,543</b>

**3C.**

**Harmony**

Community Development District

*General Fund*

**Invoice Approval Report # 257**

**September 17, 2021**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
ARROW PAVEMENT SERVICES INC.	14320	R	\$ 7,588.00
		Vendor Total	\$ 7,588.00
BRIGHT HOUSE NETWORKS - ACH	028483401080721 ACH	R	\$ 123.98
	028483501083021 ACH	R	\$ 109.98
	Vendor Total		\$ 233.96
BRIGHTON LAKES CDD	090221	R	\$ 92.00
		Vendor Total	\$ 92.00
CARDMEMBER SERVICES	070921-0832 ACH	R	\$ 1,606.50
		Vendor Total	\$ 1,606.50
DAVEY TREE EXPERT COMPANY	091321	R	\$ 40,000.00
		Vendor Total	\$ 40,000.00
FEDEX	7-470-89534	R	\$ 18.33
		Vendor Total	\$ 18.33
INFRAMARK, LLC	66920	A	\$ 35,639.35
	67792	A	\$ 34,199.43
	Vendor Total		\$ 69,838.78
MARK J CRAPO dba MSCS Services	201	R	\$ 350.00
		Vendor Total	\$ 350.00
ORLANDO UTILITIES COMMISSION-ACH	081021-9921 ACH	R	\$ 10,749.31
		Vendor Total	\$ 10,749.31
PEGASUS ENGINEERING, LLC	225676	A	\$ 12,131.73
		Vendor Total	\$ 12,131.73
PINEY BRANCH MOTORS INC - ACH dba ALLIED TRAILERS	RI1094528 EFT	R	\$ 490.00
	RI1094529 EFT	R	\$ 90.00
	Vendor Total		\$ 580.00
POOLSURE	101295621573	R	\$ 35.00
	101295621572	R	\$ 60.00
	101295621944	R	\$ 412.50
	101295622335	R	\$ 583.90
	101295622336	R	\$ 45.00
	101295622427	R	\$ 315.00
Vendor Total		\$ 1,451.40	

**Harmony**

Community Development District

*General Fund*

**Invoice Approval Report # 257**

**September 17, 2021**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
<b>SERVELLO &amp; SONS INC</b>	19923	R	\$ 39,667.17
	19990	R	\$ 2,200.00
	19994	R	\$ 653.42
	20224	R	\$ 520.90
	20225	R	\$ 577.18
	20250	R	\$ 1,200.00
		Vendor Total	\$ 44,818.67
<b>SPIES POOL LLC</b>	372833	R	\$ 211.95
		Vendor Total	\$ 211.95
<b>TOHO WATER AUTHORITY - ACH</b>	081921 ACH	R	\$ 4,001.63
	081321-6901 ACH	R	\$ 350.00
		Vendor Total	\$ 4,351.63
<b>US BANK</b>	6169794	R	\$ 4,770.63
		Vendor Total	\$ 4,770.63
<b>VERIZON - ACH</b>	9886147464 ACH	R	\$ 1,424.05
		Vendor Total	\$ 1,424.05
<b>WASTE CONNECTIONS OF FL.</b>	1348208	R	\$ 256.50
		Vendor Total	\$ 256.50
<b>YOUNG QUALLS, P.A.</b>	16318	A	\$ 5,643.00
		Vendor Total	\$ 5,643.00
<b>Total Invoices</b>			<b>\$ 206,116.44</b>

**HARMONY**

Community Development District

**Check Register**

**July 1 - July 31, 2021**

## HARMONY COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 7/1/21 to 7/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b><u>BANK UNITED MMA - (ACCT#XXXXX2815)</u></b>								
<b>CHECK # 122</b>								
07/06/21	Vendor	HARMONY CDD	070121	TXFR FROM BU MM TO CK	Cash with Fiscal Agent	103000	\$180,000.00	
							<b>Check Total</b>	\$180,000.00
							<b>Account Total</b>	\$180,000.00
<hr/>								
<b><u>BANK UNITED GF - (ACCT#XXXXX9494)</u></b>								
<b>CHECK # 418</b>								
07/01/21	Vendor	POOLSURE	101295619189	JUL ASHLEY PARK CNTRL LEASE	R&M-Pools	001-546074-53910	\$60.00	
							<b>Check Total</b>	\$60.00
<b>CHECK # 419</b>								
07/01/21	Vendor	POOLSURE	101295619190	JUL SPLASH PAD CNTRL LEASE	R&M-Pools	001-546074-53910	\$35.00	
							<b>Check Total</b>	\$35.00
<b>CHECK # 420</b>								
07/06/21	Vendor	A-Z BACKFLOW INC.	21-368	BACKFLOW TESTING	Misc-Contingency	001-549900-53910	\$250.00	
							<b>Check Total</b>	\$250.00
<b>CHECK # 421</b>								
07/06/21	Vendor	POOLSURE	101295619871	6/29 SWIM CLUB BLEACH & ACID	R&M-Pools	001-546074-53910	\$315.00	
							<b>Check Total</b>	\$315.00
<b>CHECK # 422</b>								
07/06/21	Vendor	POOLSURE	101295619870	6/29 ASHLEY PARK BLEACH	R&M-Pools	001-546074-53910	\$412.50	
							<b>Check Total</b>	\$412.50
<b>CHECK # 423</b>								
07/06/21	Vendor	POOLSURE	101295619873	6/29 SPLASH PAD BLEACH	R&M-Pools	001-546074-53910	\$112.50	
							<b>Check Total</b>	\$112.50
<b>CHECK # 424</b>								
07/06/21	Vendor	SERVELLO & SONS INC	19455	JUNE LANDSCAPE MAINT	Cntrs-Landscape/Irrigation Maint	001-534171-53902	\$21,619.00	
07/06/21	Vendor	SERVELLO & SONS INC	19455	JUNE LANDSCAPE MAINT	Contracts-Mulch	001-534065-53902	\$5,016.77	
07/06/21	Vendor	SERVELLO & SONS INC	19455	JUNE LANDSCAPE MAINT	Cntrs-Shrub/Grnd Cover Annual Svc	001-534172-53902	\$13,031.40	
							<b>Check Total</b>	\$39,667.17
<b>CHECK # 425</b>								
07/06/21	Vendor	SERVELLO & SONS INC	19520	JUN IRRIGATION	Contracts-Irrigation	001-534073-53902	\$2,200.00	
							<b>Check Total</b>	\$2,200.00

## HARMONY COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 7/1/21 to 7/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 426</b>							
07/06/21	Vendor	SERVELLO & SONS INC	19525	JUNE EAST LAKE BERM	Contracts-Mulch	001-534065-53902	\$26.25
07/06/21	Vendor	SERVELLO & SONS INC	19525	JUNE EAST LAKE BERM	Cntrs-Landscape/Irrigation Maint	001-534171-53902	\$560.00
07/06/21	Vendor	SERVELLO & SONS INC	19525	JUNE EAST LAKE BERM	Cntrs-Shrub/Grnd Cover Annual Svc	001-534172-53902	\$67.17
<b>Check Total</b>							<b>\$653.42</b>
<b>CHECK # 427</b>							
07/06/21	Vendor	SERVELLO & SONS INC	19781	RMV TREE STRUCK BY LIGHTNING/STUMP GRIND/ INSTALL	R&M-Trees and Trimming	001-546099-53902	\$944.82
<b>Check Total</b>							<b>\$944.82</b>
<b>CHECK # 428</b>							
07/06/21	Vendor	SERVELLO & SONS INC	19785	IRRIGATION REPAIRS	R&M-Irrigation	001-546041-53902	\$817.06
<b>Check Total</b>							<b>\$817.06</b>
<b>CHECK # 429</b>							
07/06/21	Vendor	SYMBIONT SERVICE CORP.	116215	SRVC CALL-DETECTED HEATER #1 LEAK	R&M-Pools	001-546074-53910	\$143.00
<b>Check Total</b>							<b>\$143.00</b>
<b>CHECK # 430</b>							
07/06/21	Vendor	WASTE CONNECTIONS OF FL.	1338818	07/01/21-07/31/21 TRASH SRV	Utility - Refuse Removal	001-543020-53910	\$225.00
<b>Check Total</b>							<b>\$225.00</b>
<b>CHECK # 431</b>							
07/13/21	Vendor	NUTRIEN AG SOLUTIONS, INC	46015304	SONAR GENESIS & SONAR ONE	Miscellaneous Services	001-549001-53902	\$1,935.12
<b>Check Total</b>							<b>\$1,935.12</b>
<b>CHECK # 432</b>							
07/13/21	Vendor	SUN PUBLICATIONS DBA	308908	07/01/21-07/31/21 ADVERTISE	7/1 and 7/8 BOARD MEETING NOTICES	001-548002-51301	\$256.34
<b>Check Total</b>							<b>\$256.34</b>
<b>CHECK # 433</b>							
07/21/21	Vendor	ADVANCED MARINE SERVICES	114847	BATTERY	R&M-Equipment Boats	001-546223-53910	\$268.90
<b>Check Total</b>							<b>\$268.90</b>
<b>CHECK # 434</b>							
07/21/21	Vendor	AQUACAL	0000381452	SERVICE CALL - CONDENSER LEAKING	R&M-Pools	001-546074-53910	\$150.00
07/21/21	Vendor	AQUACAL	0000382388	RPLCD CONDENSER & DISPLAY PANEL	R&M-Pools	001-546074-53910	\$354.59
<b>Check Total</b>							<b>\$504.59</b>
<b>CHECK # 435</b>							
07/21/21	Vendor	NUTRIEN AG SOLUTIONS, INC	46175754	WEED MITIGATION	Misc-Contingency	001-549900-53902	\$483.75
<b>Check Total</b>							<b>\$483.75</b>
<b>CHECK # 436</b>							
07/27/21	Vendor	HARMONY CDD C/O U.S. BANK	071621-1	TXFR TAX COLLECT SER 2014	Due to other Funds	131000	\$78,542.94
<b>Check Total</b>							<b>\$78,542.94</b>



## HARMONY COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 7/1/21 to 7/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 437</b>							
07/27/21	Vendor	HARMONY CDD C/O U.S. BANK	071421-2	TXFR TAX COLLECT SER 2015	Due to other Funds	131000	\$54,833.73
<b>Check Total</b>							<b>\$54,833.73</b>
<b>CHECK # 438</b>							
07/27/21	Vendor	POOLSURE	101295620723	7/19 SWIM CLUB BLEACH	R&M-Pools	001-546074-53910	\$315.00
<b>Check Total</b>							<b>\$315.00</b>
<b>CHECK # 439</b>							
07/27/21	Vendor	TOM MACCUBBIN	101H	06/29/21 LANDSCAPE REVIEW	LANDSCAPE REVIEW	001-549001-53902	\$625.00
<b>Check Total</b>							<b>\$625.00</b>
<b>CHECK # 440</b>							
07/29/21	Vendor	LLS TAX SOLUTIONS INC	002354	BOND SERIES 2015 RBT PE 04/27/21	ProfServ-Arbitrage Rebate	001-531002-51301	\$600.00
07/29/21	Vendor	LLS TAX SOLUTIONS INC	002353	BOND SERIES 2014 RBT PE 6/29/21	ProfServ-Arbitrage Rebate	001-531002-51301	\$600.00
<b>Check Total</b>							<b>\$1,200.00</b>
<b>CHECK # 441</b>							
07/29/21	Vendor	McQUAGGE ELECTRIC CO	4238	CONCRETE BOX	R&M-Parks & Facilities	001-546225-53910	\$499.62
<b>Check Total</b>							<b>\$499.62</b>
<b>CHECK # 442</b>							
07/29/21	Vendor	SERVELLO & SONS INC	19708	JULY LANDSCAPE MAINT	Cntrs-Landscape/Irrigation Maint	001-534171-53902	\$21,619.00
07/29/21	Vendor	SERVELLO & SONS INC	19708	JULY LANDSCAPE MAINT	Contracts-Mulch	001-534065-53902	\$5,016.77
07/29/21	Vendor	SERVELLO & SONS INC	19708	JULY LANDSCAPE MAINT	Cntrs-Shrub/Grnd Cover Annual Svc	001-534172-53902	\$13,031.40
07/29/21	Vendor	SERVELLO & SONS INC	19776	JULY IRRIGATION	Contracts-Irrigation	001-534073-53902	\$2,200.00
07/29/21	Vendor	SERVELLO & SONS INC	19779	JULY EAST LAKE BERM	Contracts-Mulch	001-534065-53902	\$26.25
07/29/21	Vendor	SERVELLO & SONS INC	19779	JULY EAST LAKE BERM	Cntrs-Landscape/Irrigation Maint	001-534171-53902	\$560.00
07/29/21	Vendor	SERVELLO & SONS INC	19779	JULY EAST LAKE BERM	Cntrs-Shrub/Grnd Cover Annual Svc	001-534172-53902	\$67.17
<b>Check Total</b>							<b>\$42,520.59</b>
<b>CHECK # 443</b>							
07/29/21	Vendor	SPIES POOL LLC	370368	RPRD POOL LIGHTS WIRING @ BRKR	R&M-Pools	001-546074-53910	\$270.00
07/29/21	Vendor	SPIES POOL LLC	370370	RPR POP-OFF ON THE POOL FINISH	R&M-Pools	001-546074-53910	\$336.45
<b>Check Total</b>							<b>\$606.45</b>
<b>CHECK # 444</b>							
07/29/21	Vendor	SUN PUBLICATIONS DBA	311923	MEETING NOTICE FOR 7/29	Legal Advertising	001-548002-51301	\$48.24
<b>Check Total</b>							<b>\$48.24</b>
<b>CHECK # 445</b>							
07/29/21	Vendor	INFRAMARK, LLC	64726	JUNE MGMNT SRVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,600.00
07/29/21	Vendor	INFRAMARK, LLC	64726	JUNE MGMNT SRVCS	Postage and Freight	001-541006-51301	\$7.65
07/29/21	Vendor	INFRAMARK, LLC	64726	JUNE MGMNT SRVCS	Printing and Binding	001-547001-51301	\$84.30
07/29/21	Vendor	INFRAMARK, LLC	64726	JUNE MGMNT SRVCS	ProfServ-Field Management	001-531016-53901	\$28,239.33
07/29/21	Vendor	INFRAMARK, LLC	64726	JUNE MGMNT SRVCS	ProfServ-Recording Secretary	001-531036-51301	\$275.00
<b>Check Total</b>							<b>\$34,206.28</b>

## HARMONY COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 7/1/21 to 7/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>ACH #DD882</b>							
07/09/21	Vendor	PINEY BRANCH MOTORS INC - ACH	RI1083477 EFT	07/02/21-08/01/21 40' CONTAINER LEASE	Reserve - Renewal&Replacement	001-568130-53910	\$90.00
<b>ACH Total</b>							\$90.00
<b>ACH #DD883</b>							
07/09/21	Vendor	PINEY BRANCH MOTORS INC - ACH	RI1083476 ACH	07/02/21-08/01/21 12X60 OFFICE TRAILER	Reserve - Renewal&Replacement	001-568130-53910	\$490.00
<b>ACH Total</b>							\$490.00
<b>ACH #DD886</b>							
07/20/21	Vendor	TOHO WATER AUTHORITY - ACH	061921 ACH	05/19/21-06/19/21 WATER UTILITY	Utility - Water & Sewer	001-543021-53903	\$18,926.92
<b>ACH Total</b>							\$18,926.92
<b>ACH #DD887</b>							
07/10/21	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483501063021 ACH	06/08/21-07/27/21 0050284835-01 Internet	Misc-Security Enhancements	001-549911-53910	\$109.98
<b>ACH Total</b>							\$109.98
<b>ACH #DD889</b>							
07/10/21	Vendor	VERIZON - ACH	9881819560 ACH	05/13/21-06/12/21 542375492-00001	Communication - Telephone	001-541003-53901	\$672.96
<b>ACH Total</b>							\$672.96
<b>ACH #DD892</b>							
07/20/21	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483401070721 ACH	07/06/21-08/05/21 0050284834-01 Internet	Misc-Security Enhancements	001-549911-53910	\$123.98
<b>ACH Total</b>							\$123.98
<b>ACH #DD899</b>							
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-BATH TISSUE	001-546225-53910	\$45.45
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-SAFETY GLASSES	001-546225-53910	\$214.96
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-SAFETY GLASSES	001-546225-53910	\$29.72
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-RATCHET STRAPS	001-546104-53910	\$24.99
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-NITRILE GLOVES	001-546225-53910	\$108.23
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	BP-GAS TRUCK	001-552030-53910	\$74.51
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	SWAMP KUSTOMS-BOBCAT OIL CHANGE AND CALIPER/BRAKE	001-546104-53910	\$355.35
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	SWAMP KUSTOMS-MULE OIL CHANGE AND INSPECTION	001-546104-53910	\$180.25
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-OUTDOOR PATIO UMBRELLA	001-546074-53910	\$46.99
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-BATH TISSUE	001-546225-53910	\$136.35
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-NITRILE GLOVES	001-546225-53910	\$199.95
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	PAYPAL	001-549900-53910	\$79.99
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-2 IPHONE SCREEN PROTECTORS	001-549900-53910	\$25.90
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-MURIATIC ACID	001-546074-53910	\$72.78
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	SUNOCO GAS-TRUCK	001-552030-53910	\$82.24
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-POOL FILTER	001-546074-53910	\$86.97
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-INK CARTRIDGES	001-549900-53910	\$32.98
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	WINN-DIXIE STAFF WATER	001-549900-53910	\$33.00
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-CAR PHONE CHARGER	001-546104-53910	\$29.97
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-EYE WASH	001-546225-53910	\$59.94
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-PROJECTOR AND STAND	001-549900-53910	\$133.98
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-WIRELESS CAR CHARGER	001-546104-53910	\$32.99

## HARMONY COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 7/1/21 to 7/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	HOME DEPOT-BOATHOUSE SUPPLIES	001-546225-53910	\$340.54
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	HOME DEPOT-BOATHOUSE SUPPLIES	001-546225-53910	\$158.76
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-SAFETY FACE SHIELDS	001-546225-53910	\$31.98
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-SANDPAPER	001-546225-53910	\$13.99
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-EYEWASH REFILL	001-546225-53910	\$74.97
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-SAFETY GLASSES/FACE SHIELDS/CHEMICAL GLOVES	001-546225-53910	\$62.50
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-WIRE DRILL BRUSHES	001-546225-53910	\$24.99
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-VIDEO CONF WEBCAM	001-549900-53910	\$173.99
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-MAGNETIC GATE LATCH & LOCK	001-546074-53910	\$65.00
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-PROF EFFECTS MIXER	001-549900-53910	\$149.99
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	INDEED-MAY 2021 SPONSORED JOBS	001-549900-53910	\$164.51
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	7-ELEVEN GAS-TRUCK	001-552030-53910	\$61.00
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	SUNOCO-DIESEL	001-552030-53910	\$26.82
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	AMAZON-ODOR CONTROL SYSTEM	001-546074-53910	\$25.08
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	SUNOCO-GAS - TRUCK	001-552030-53910	\$70.24
07/06/21	Vendor	CARDMEMBER SERVICES	060821-0832 ACH	CC PURCH THRU 06/08/21	SWAPM KUSTOMS-INSALL SHIFTERS	001-546224-53910	\$175.10
<b>ACH Total</b>							<b>\$3,706.95</b>
<b>ACH #DD900</b>							
07/06/21	Vendor	TOHO WATER AUTHORITY - ACH	060721-8380 ACH	05/19/21-06/07/21 WATER UTILITY	Utility - Water & Sewer	001-543021-53903	\$608.07
<b>ACH Total</b>							<b>\$608.07</b>
<b>ACH #DD902</b>							
07/01/21	Vendor	TOHO WATER AUTHORITY - ACH	051921-CORR ACH	6/1 CM -DRAFTED IN JULY	Utility - Water & Sewer	001-543021-53903	\$415.60
<b>ACH Total</b>							<b>\$415.60</b>
<b>Account Total</b>							<b>\$287,826.48</b>

<b>Total Amount Paid</b>	<b>\$467,826.48</b>
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**HARMONY**

Community Development District

**Check Register**

**August 1 - August 31, 2021**

## HARMONY COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 8/1/21 to 8/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b><u>BANK UNITED GF - (ACCT#XXXXX9494)</u></b>							
<b>CHECK # 446</b>							
08/05/21	Vendor	INFRAMARK, LLC	65788	JULY MGNT SRVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,600.00
08/05/21	Vendor	INFRAMARK, LLC	65788	JULY MGNT SRVCS	Postage and Freight	001-541006-51301	\$13.26
08/05/21	Vendor	INFRAMARK, LLC	65788	JULY MGNT SRVCS	Printing and Binding	001-547001-51301	\$92.90
08/05/21	Vendor	INFRAMARK, LLC	65788	JULY MGNT SRVCS	ProfServ-Field Management	001-531016-53901	\$28,239.33
08/05/21	Vendor	INFRAMARK, LLC	65788	JULY MGNT SRVCS	ProfServ-Recording Secretary	001-531036-51301	\$275.00
08/05/21	Vendor	INFRAMARK, LLC	65788	JULY MGNT SRVCS	GODADDY RENEWAL	001-549900-51301	\$3.44
<b>Check Total</b>							<b>\$34,223.93</b>
<b>CHECK # 447</b>							
08/05/21	Vendor	POOLSURE	101295620355	AUG SPLASH PAD CNTRL LEASE	R&M-Pools	001-546074-53910	\$35.00
08/05/21	Vendor	POOLSURE	101295620354	AUG ASHLEY PARK CNTRL LEASE	R&M-Pools	001-546074-53910	\$60.00
<b>Check Total</b>							<b>\$95.00</b>
<b>CHECK # 448</b>							
08/05/21	Vendor	SPIES POOL LLC	370415	VALVE FLOAT	R&M-Pools	001-546074-53910	\$94.00
<b>Check Total</b>							<b>\$94.00</b>
<b>CHECK # 449</b>							
08/05/21	Vendor	YOUNG QUALLS, P.A.	16278	GENERAL COUNSEL THRU 06/30/21	ProfServ-Legal Services	001-531023-51401	\$4,150.00
<b>Check Total</b>							<b>\$4,150.00</b>
<b>CHECK # 450</b>							
08/12/21	Vendor	POOLSURE	101295621203	8/4 SWIM CLUB BLEACH & POOL	R&M-Pools	001-546074-53910	\$322.50
08/12/21	Vendor	POOLSURE	101295621207	8/4 ASHLEY PARK CHEMICALS	R&M-Pools	001-546074-53910	\$435.40
<b>Check Total</b>							<b>\$757.90</b>
<b>CHECK # 451</b>							
08/12/21	Vendor	SERVELLO & SONS INC	20021	JULY IRRIG RPRS	R&M-Irrigation	001-546041-53902	\$826.18
08/12/21	Vendor	SERVELLO & SONS INC	20039	RPR MAIN LINE BREAK ON CATBRIER	R&M-Irrigation	001-546041-53902	\$510.42
<b>Check Total</b>							<b>\$1,336.60</b>
<b>ACH #DD891</b>							
08/10/21	Vendor	VERIZON - ACH	9883976929 ACH	06/13/21-07/12/21 542375492-00001	Communication - Telephone	001-541003-53910	\$372.98
<b>ACH Total</b>							<b>\$372.98</b>

## HARMONY COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 8/1/21 to 8/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>ACH #DD893</b>							
08/10/21	Vendor	ORLANDO UTILITIES COMMISSION-ACH	071621-9921 ACH	06/09/21-07/16/21 ELECTRIC UTILITY	Electricity - General	001-543006-53903	\$2,606.29
08/10/21	Vendor	ORLANDO UTILITIES COMMISSION-ACH	071621-9921 ACH	06/09/21-07/16/21 ELECTRIC UTILITY	Electricity - Streetlighting	001-543013-53903	\$8,727.12
<b>ACH Total</b>							\$11,333.41
<b>ACH #DD894</b>							
08/05/21	Employee	STEVEN P. BERUBE	PAYROLL	August 05, 2021 Payroll Posting			\$184.70
<b>ACH Total</b>							\$184.70
<b>ACH #DD895</b>							
08/05/21	Employee	TERESA KRAMER	PAYROLL	August 05, 2021 Payroll Posting			\$184.70
<b>ACH Total</b>							\$184.70
<b>ACH #DD896</b>							
08/05/21	Employee	DANIEL LEET	PAYROLL	August 05, 2021 Payroll Posting			\$184.70
<b>ACH Total</b>							\$184.70
<b>ACH #DD897</b>							
08/12/21	Vendor	PINEY BRANCH MOTORS INC - ACH	RI1088941 EFT	08/02/21-09/01/21 12X60 OFFICE TRAILER	Reserve - Renewal&Replacement	001-568130-53910	\$490.00
<b>ACH Total</b>							\$490.00
<b>ACH #DD898</b>							
08/12/21	Vendor	PINEY BRANCH MOTORS INC - ACH	RI1088942 EFT	08/02/21-09/01/21 40' CONTAINER	Reserve - Renewal&Replacement	001-568130-53910	\$90.00
<b>ACH Total</b>							\$90.00
<b>ACH #DD901</b>							
08/10/21	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483501073121 ACH	07/28/21-08/27/21 0050284835-01 Internet	Misc-Security Enhancements	001-549911-53910	\$109.98
<b>ACH Total</b>							\$109.98
<b>ACH #DD903</b>							
08/31/21	Employee	STEVEN P. BERUBE	PAYROLL	August 31, 2021 Payroll Posting			\$184.70
<b>ACH Total</b>							\$184.70
<b>ACH #DD904</b>							
08/31/21	Employee	MICHAEL J. SCARBOROUGH	PAYROLL	August 31, 2021 Payroll Posting			\$184.70
<b>ACH Total</b>							\$184.70
<b>ACH #DD905</b>							
08/31/21	Employee	TERESA KRAMER	PAYROLL	August 31, 2021 Payroll Posting			\$184.70
<b>ACH Total</b>							\$184.70

## HARMONY COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 8/1/21 to 8/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>ACH #DD906</b>							
08/31/21	Employee	DANIEL LEET	PAYROLL	August 31, 2021 Payroll Posting			\$184.70
							<b>ACH Total</b>
							\$184.70
<b>ACH #DD907</b>							
08/20/21	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483401080721 ACH	08/06/21-09/05/21 0050284834-01 Internet	Misc-Security Enhancements	001-549911-53910	\$123.98
							<b>ACH Total</b>
							\$123.98
<b>ACH #DD908</b>							
08/20/21	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483501083021 ACH	08/28/21-09/27/21 0050284835-01 Internet	Misc-Security Enhancements	001-549911-53910	\$109.98
							<b>ACH Total</b>
							\$109.98
<b>ACH #DD909</b>							
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	AMAZON-PAINT	001-546225-53910	\$23.98
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	APPLE.COM-ICLOUD STORAGE THRU 07/02/21	001-549900-53910	\$2.99
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	TRACTOR SUPPLY-DOG POOL	001-546225-53910	\$42.96
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	AMAZON-HOSE	001-546225-53910	\$17.99
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	ACE HRDWR-FASTENERS	001-546074-53910	\$8.25
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	PLASTICPLACE-DOG WASTE BAGS	001-546225-53910	\$303.48
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	AMAZON-COMPUTER(DAN LEET)	001-549900-53910	\$441.99
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	AMAZON-SMART STRAW SPRAYS	001-546225-53910	\$58.56
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	AMAZON-MULTI-FOLD PPR TWLS	001-546225-53910	\$113.24
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	AMAZON-TEST TUBE	001-546074-53910	\$15.99
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	7-ELEVEN GAS	001-552030-53910	\$50.00
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	AMAZON-ETHERNET SPLITTER CABLE	001-549900-53910	\$7.79
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	SUNOCO-GAS	001-552030-53910	\$58.83
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	AMAZON-RUBBERMAID REFILL PACK	001-546225-53910	\$58.72
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	AMAZON-2 BUG BALLS	001-546225-53910	\$85.90
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	AMAZON-MICROPHONE CBLE(DAN LEET)	001-549900-53910	\$10.75
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	AMAZON-POOL CHEMICALS	001-546074-53910	\$36.96
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	AMAZON-EXTENSION CORD	001-546223-53910	\$17.99
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	AMAZON-POOL CHEMICALS	001-546074-53910	\$30.18
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	AMAZON-UMBRELLA	001-546074-53910	\$48.99
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	AMAZON-PH INDICATOR	001-546074-53910	\$51.96
08/20/21	Vendor	CARDMEMBER SERVICES - ACH	070921-0832 ACH	CC PURCH THRU 07/09/21	AMAZON-MBRSHIP FEE	001-549900-51301	\$119.00
							<b>ACH Total</b>
							\$1,606.50

## HARMONY COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 8/1/21 to 8/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>ACH #DD910</b>							
08/20/21	Vendor	ORLANDO UTILITIES COMMISSION-ACH	081021-9921 ACH	07/16/21-08/10/21 ELECTRIC UTILITY	Electricity - General	001-543006-53903	\$2,353.75
08/20/21	Vendor	ORLANDO UTILITIES COMMISSION-ACH	081021-9921 ACH	07/16/21-08/10/21 ELECTRIC UTILITY	Electricity - Streetlighting	001-543013-53903	\$8,395.56
<b>ACH Total</b>							<b>\$10,749.31</b>
<b>ACH #DD911</b>							
08/20/21	Vendor	TOHO WATER AUTHORITY - ACH	071921 ACH	06/19/21-07/19/21 WATER UTILITY	Utility - Water & Sewer	001-543021-53903	\$3,384.27
<b>ACH Total</b>							<b>\$3,384.27</b>
<b>ACH #DD912</b>							
08/20/21	Vendor	TOHO WATER AUTHORITY - ACH	061921-8380 ACH	5/19/21-6/19/21 WATER UTILITY	Utility - Water & Sewer	001-543021-53903	\$703.55
<b>ACH Total</b>							<b>\$703.55</b>
<b>ACH #DD913</b>							
08/20/21	Vendor	VERIZON - ACH	9886147464 ACH	07/13-08/12/21 54375492-00001 device buyout	Communication - Telephone	001-541003-53910	\$1,424.05
<b>ACH Total</b>							<b>\$1,424.05</b>
<b>ACH #DD914</b>							
08/20/21	Vendor	WASTE CONNECTIONS OF FL.	1343522 ACH	08/01/21-08/31/21 TRASH SRV	Utility - Refuse Removal	001-543020-53910	\$256.50
<b>ACH Total</b>							<b>\$256.50</b>
<b>ACH #DD919</b>							
08/02/21	Vendor	TOHO WATER AUTHORITY - ACH	070121-8389 ACH	06/01/21-07/01/21 ELECTRIC UTILITY	Utility - Water & Sewer	001-543021-53903	\$474.12
<b>ACH Total</b>							<b>\$474.12</b>
<b>Account Total</b>							<b>\$73,178.96</b>



## **Fourth Order of Business**

**4A.**

TOW BOAT-  
OPTIONS

REFURB  
OR  
REPLACE



## *EXISTING 16' ALUMINUM MIRROCRAFT*

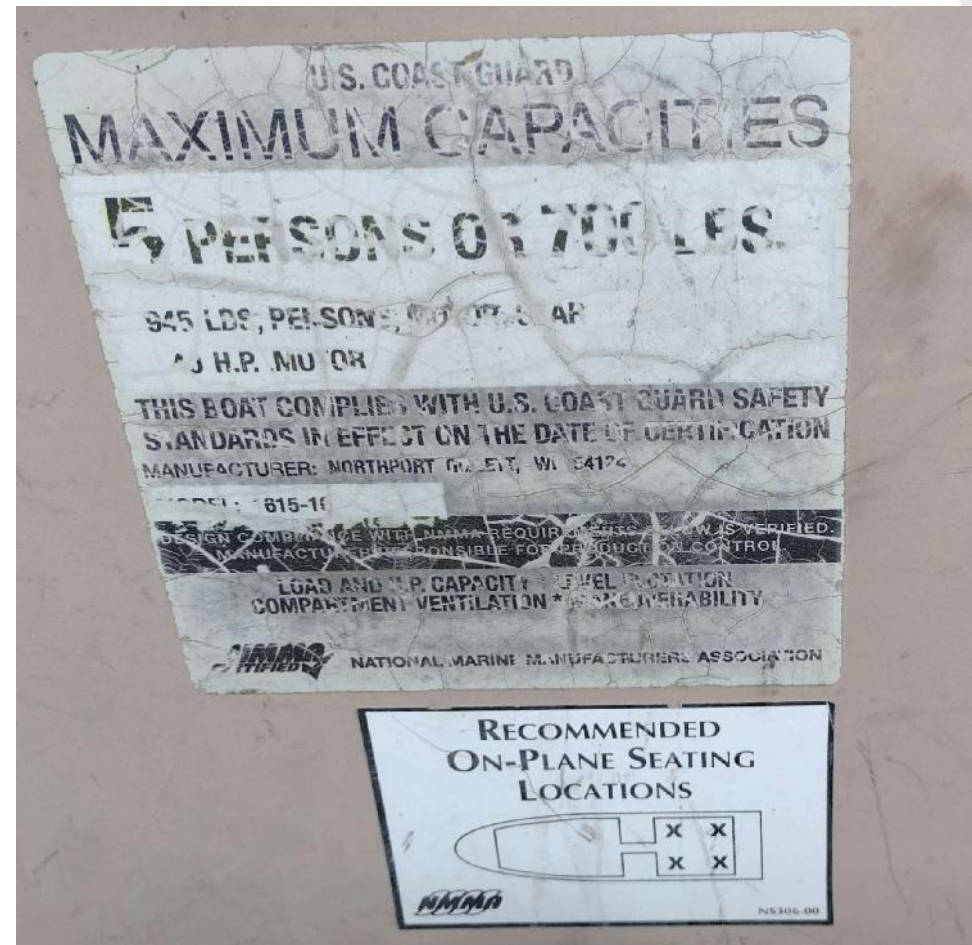
- Boat that is currently being used as the Tow Boat.
- In need of cosmetic repair of the decks and repainting of hull.
- Hull is in very good condition.
- Grab bar and tiller extension can be added to allow operator to stand.



## EXISTING 16' ALUMINUM MIRROCRAFT

### *U.S. Coast Guard Ratings*

- 945 pounds—persons, motor, gear
- 5 persons or 700 pounds
- Maximum 40 hp motor



## *EXISTING 14' ALUMINUM MIRROCRAFT*

Harmony currently owns a 14' aluminum boat that was previously used for pond maintenance. This boat can be repurposed for use as a Tow Boat.



## *EXISTING 14' ALUMINUM MIRROCRAFT*

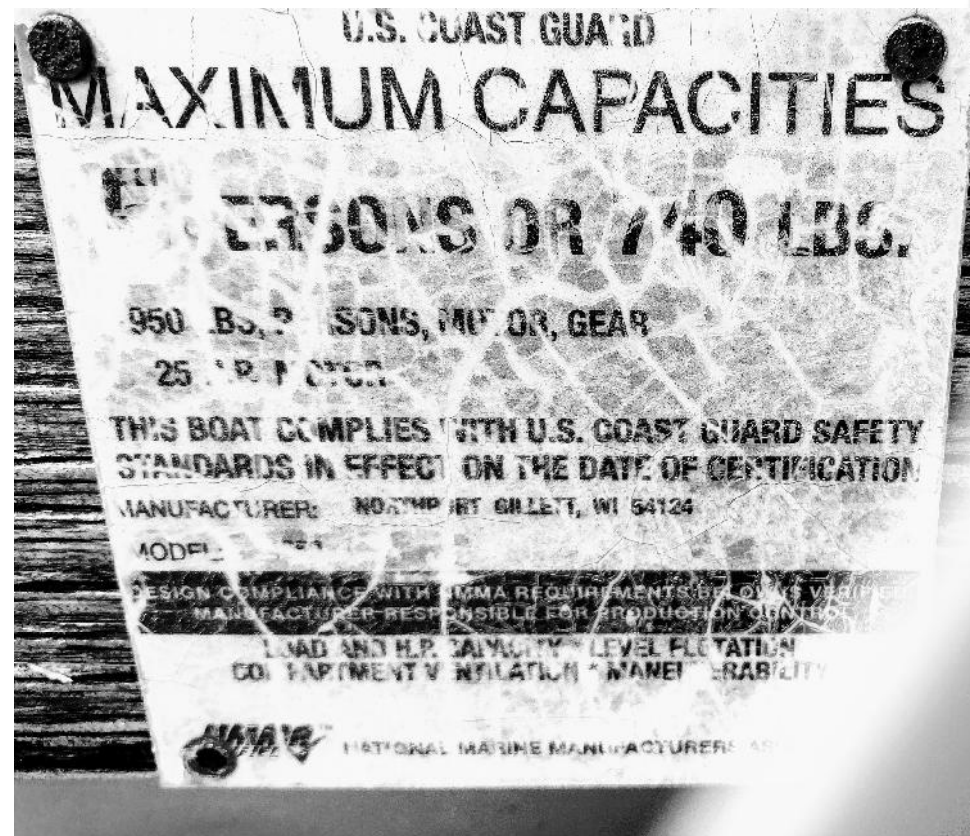
- Seating for passengers or additional crew, if needed.
- Grab bar and tiller extension can be added to allow operator to stand.
- Hull and interior are in good condition.



## *EXISTING 14' ALUMINUM MIRROCRAFT*

### *U.S. Coast Guard Ratings*

- 950 pounds—persons, motor, gear
- 5 persons or 740 pounds
- Maximum 25 hp motor





**To:** Teresa Kramer <teresa@harmonyccd.org>

**Subject:** Liquid Planet Boatworks 15 skiff

Teresa,

Per our conversation earlier here are the details on the 15 foot skiff. We can price the boat at \$5950 for you plus an additional \$180 if you want the grab rail installed. I think we are looking at 6/8 weeks from today as a delivery time on the first boat. I know you do not need a trailer so I'm happy to deliver it to you if needed. We would need a \$500 deposit to hold that boat for you so just let me know how I can help.

Thank you,

Justin Dankel  
Liquid Planet Marine  
407-489-6617 (cell)

---

Stock # \_\_\_\_\_ P.O. \_\_\_\_\_

SOLD TO	HOME PHONE	BUSINESS PHONE	DATE SOLD
ADDRESS	CITY	STATE	ZIP
SALESMAN	PROPOSED DELIVERY DATE	DELIVERY INSTRUCTIONS	

In this contract, the words I, me and my refer to the Buyer and Co-Buyer signing this contract. The words you and your refer to the Dealer.  
 Subject to the terms and conditions on both sides of this agreement, you agree to sell and I agree to purchase the following described property.

BOAT	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	YEAR 2021	MAKE Native Culture	MODEL 15	SERIAL #
MOTOR OR ENGINE #1	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	MAKE	SN	HP	FUEL TYPE
MOTOR OR ENGINE #2	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	MAKE	SN	HP	FUEL TYPE
TRAILER	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	MODEL	SERIAL #		

QTY.	OPTIONAL EQUIPMENT	PRICE				
					BOAT (Basic Price)	\$ 5,755 -
					MOTOR OR ENGINE #1	---
					TRAILER	---
	Side Console	800	-		OPTIONAL EQUIPMENT	800 -
					FREIGHT	---
					DEALER PREP	---
					SUB TOTAL	6,555 -
					TRADE IN ALLOWANCE	---
					SVC CONTRACT	---
					NET SALE	6,555 -
					SALES TAX	---
					ADMIN/TITLE/REG	599 -
					SUB TOTAL	7,154 -
					TRADE PAYOFF	---
					CASH SALE PRICE	\$ 7,154 -
					DOWN PAYMENT	---
					UNPAID BALANCE	\$ 7,154 -
					ADD'L DEP.	---
					FINAL UNPAID BALANCE	7,154 -

TOTAL OF OPTIONAL EQUIPMENT \_\_\_\_\_  
 OTHER TERMS OR CONDITIONS OF SALE \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**ALL TRADES MUST BE RECEIVED AT OUR SERVICE DEPARTMENT 48 HOURS PRIOR TO DELIVERY OF THIS BOAT PURCHASED.**  
 My trade in below is free from all claims, whatsoever, except as shown below. Stock # \_\_\_\_\_

FL	DESCRIPTION OF TRADE-IN	Yr.	Size	SN	ALLOWANCE
BOAT (Make)					\$
MOTOR (Make)			HP	SN	\$
MOTOR (Make)	N/T		HP	SN	\$
MOTOR (Make)			Size	SN	\$
Amt Owing \$					\$
To Whom					\$
					Less Pay-Off Amt. \$
					NET TRADE-IN AMT. \$

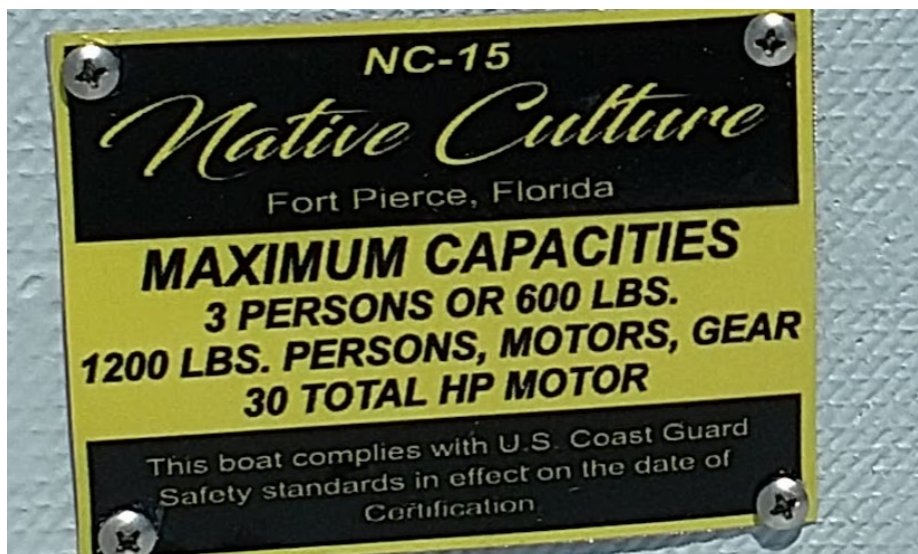
I certify that the terms and conditions PRINTED ON THE BACK of this contract have been read and are agreed to as a part of this contract, the same as if printed above the signatures; that I am of legal age or have been legally emancipated. You and I agree that if any paragraph or provision violates the law and is unenforceable, the rest of the contract will remain valid.

TRADE IN DEBT TO BE PAID BY  DEALER  CUSTOMER  
 Not Valid Unless Signed and Accepted by an Officer of the Company  
 By \_\_\_\_\_  
 Approved Subject to Acceptance of Financing by Bank or Finance Company

I HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THIS ORDER AND THAT I HAVE READ THE BACK OF THIS AGREEMENT. I ALSO AGREE THAT THE BALANCE WILL BE PAID BY  CASH,  BANK DRAFT,  CERTIFIED CHECK, OR BY THE EXECUTION OF A  RETAIL FINANCING AGENCY.  
 SIGNED X \_\_\_\_\_  
 SIGNED X \_\_\_\_\_  
 BUYER  
 BUYER

TOW BOAT

2021 15' Native Culture



## *NATIVE CULTURE*

*15'*

- Fiberglass
- Mini skiff
- Custom built for Harmony
- Will customize decks
- Will apply vinyl lettering
- Grab bar and tiller extension



## *NATIVE CULTURE 15'*

### *U.S. Coast Guard Ratings*

- 1200 pounds-persons, motor, gear
- 3 persons or 600 pounds
- Maximum 30 hp motor





## ***U.S. COAST GUARD RATINGS***

### ***Native Culture 15'***

- 1200 pounds–persons, motor, gear
- 3 persons or 600 pounds
- Maximum 30 hp motor

### ***14' Mirrocraft***

- 950 pounds–persons, motor, gear
- 5 persons or 740 pounds
- Maximum 25 hp motor

### ***16' Mirrocraft***

- 945 pounds–persons, motor, gear
- 5 persons or 700 pounds
- Maximum 40 hp motor

## **Fifth Order of Business**

**5A.**



## Harmony Community Development District Coverage Comparison

Deductibles	PGIT 2019-2021	FIA 2021-2023 Proposal
Property - All Other Perils	\$5,000	\$2,500
Property - Named Storm	2% Subject to a min. of \$20,000	2% Subject to a min. of <b>\$10,000</b>
Property - Flood	\$5,000 Except Flood Zones A & V	<b>\$2,500</b> Except Flood Zones A & V
Property - Earth Movement	Coverage Not Included	<b>\$2,500</b>
Property - Equipment Breakdown / Boiler & Machinery	\$5,000	<b>\$2,500</b>
Property - Inland Marine	\$5,000	<b>\$1,000</b>
Employment Practices Liability	\$0	\$0
Public Officials Liability	\$0	\$0
General Liability	\$0	\$0
Cyber Liability	\$25,000	<b>\$0</b>
Auto Physical Damage / Comprehensive	\$1,000 / \$1,000	\$1,000 / \$1,000
Auto Liability	\$0	\$0

Property Coverages	PGIT 2019-2021	FIA 2021-2023 Proposal
Flood	\$1,000,000* Excess of NFIP for Flood Zones A and V	<b>Full Property Value*</b> Excess of NFIP for Flood Zones A and V
Earth Movement	Coverage Not Included	<b>Full Property Value</b>
Loss of Business Income	\$500,000	<b>\$1,000,000</b>
Additional Expense	\$1,000,000	\$1,000,000
Expediting Expenses	\$5,000	<b>\$250,000</b>
Fire Dept Service Charges	\$25,000	<b>\$50,000</b>
Service Interruption Coverage	\$100,000	<b>\$500,000</b>
Property in Transit	\$250,000	<b>\$1,000,000</b>
TRIA	Not Included	<b>Included</b>

Liability Coverages	PGIT 2019-2021	FIA 2021-2023 Proposal
General Liability - Overall	\$1,000,000	\$1,000,000
General Liability - Medical Payments	Coverage Not Included	<b>\$5,000</b>
Public Officials Liability	\$1,000,000 / <b>\$1,000,000</b>	\$1,000,000 / <b>\$2,000,000</b>
Employment Practices Liability (EPLI)	\$1,000,000 / <b>\$1,000,000</b>	\$1,000,000 / <b>\$2,000,000</b>
Active Assailant / Deadly Weapon Protection	\$1,000,000	\$1,000,000
Non-Monetary Aggregate	\$100,000	\$100,000
Cyber (most coverages)	<b>\$2,000,000</b>	\$100,000* <i>Higher limits available for addtl premium</i>
Cyber (social engineering)	<b>\$250,000</b>	\$25,000* <i>Higher limit available for addtl premium</i>
Auto Liability	\$1,000,000	\$1,000,000
Uninsured / Underinsured Motorists	Not Included	<b>\$100,000</b>

	PGIT 2019-2021	FIA 2021-2023 Proposal	Savings	
<b>Total Package Premium</b>	<b>\$25,238</b>	<b>\$18,246</b>	<b>\$6,992</b>	<b>27.70%</b>
<b>Net Premium After Eligible Safety Grants</b>	<b>\$20,238</b>	<b>\$17,746</b>	<b>\$2,492</b>	<b>12.31%</b>

Both PGIT and FIA offering 2-year rate locks.  
 FIA's Matching Safety Grant Program (Safety Partners) Eligibility: \$500



PUBLIC RISK INSURANCE ADVISORS

PART OF THE  
BROWN & BROWN TEAM

INSURANCE PROPOSAL PREPARED FOR  
**Harmony Community  
Development District**

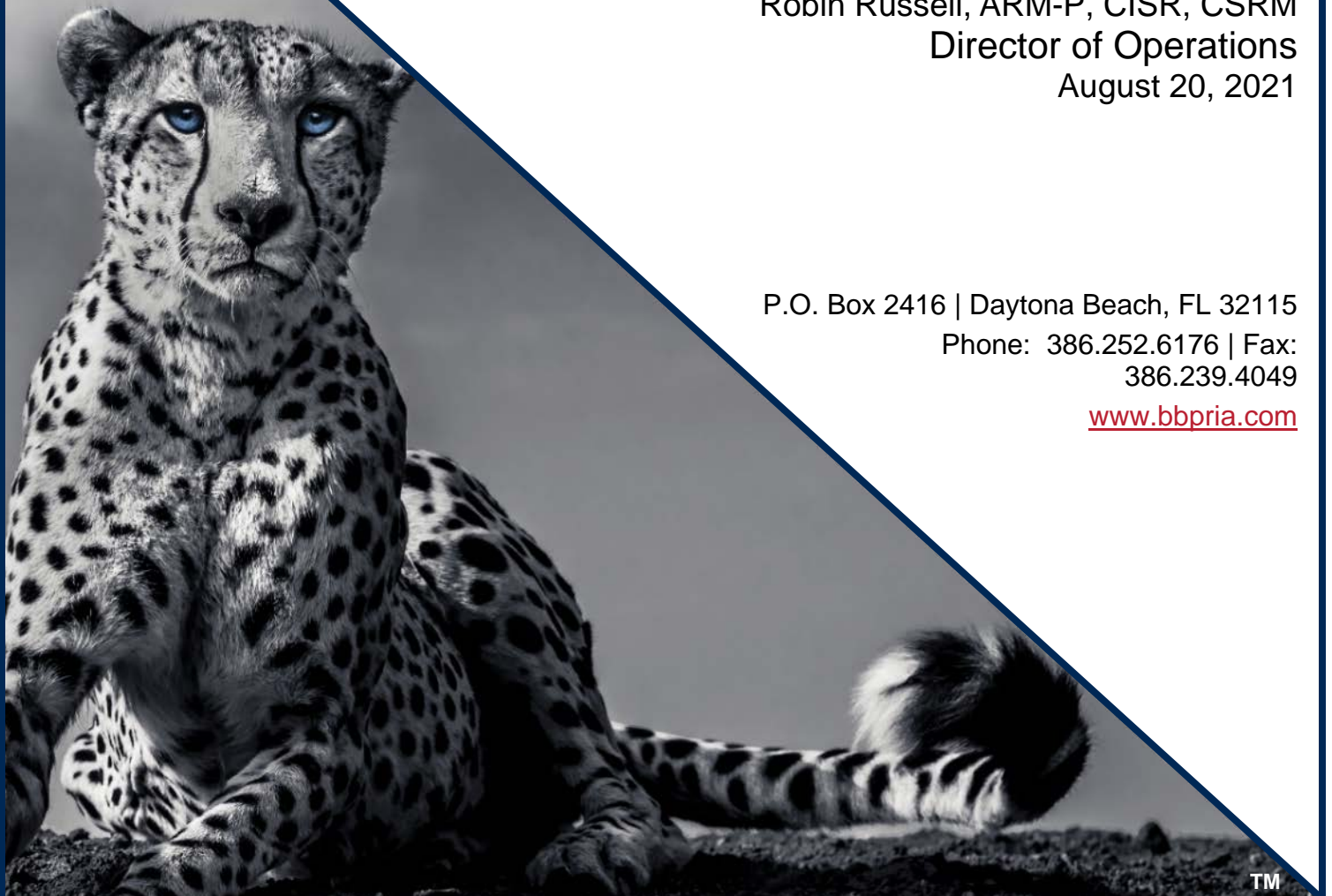
October 1, 2021 –October 1, 2022

PRESENTED BY:  
Robin Russell, ARM-P, CISR, CSRM  
Director of Operations  
August 20, 2021

P.O. Box 2416 | Daytona Beach, FL 32115

Phone: 386.252.6176 | Fax:  
386.239.4049

[www.bbpria.com](http://www.bbpria.com)



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## Harmony Community Development District



### Our Story

Public Risk Insurance Advisors (PRIA) is a proud member of the Brown & Brown family – an 80-year-old, publicly traded, Florida corporation currently ranked as the 6<sup>th</sup> largest insurance brokerage in the United States of America. Our Brown & Brown family is now more than 10,000 teammates, spanning from London to Los Angeles. Through our collaborative efforts, we design, place, and service more than \$20 Billion in annual insurance products. We passionately undertake these efforts on behalf of our clients – ranging from individuals and small businesses, to state governments and Fortune 500 companies.

The PRIA team is a highly-specialized unit of insurance advisors 100% trained to deliver industry-leading services to public entities in the State of Florida. Since 1992, we have continuously refined that specialization and enhanced our services, while becoming the largest public entity brokerage in Florida. Our team provides Property & Casualty and Employee Benefits services to governments from Key West to the Panhandle and represents more than 250 clients.

We have proven over nearly three decades of service to local governments that we are a highly sophisticated and accountable team of insurance professionals, laser-focused on providing both world-class brokerage services and concierge-level support to our clients. We have built our reputation by empowering our governmental clients to outperform their industry peers, lower their cost of risk, and enhance their employee benefits programs - all while staying within their annual budgetary constraints. Our team is committed to serve those who serve the public – and provide superior service to our clients, their staff, and their employees.

## Harmony Community Development District

### An Introduction to Your Service Team

#### **Account Executives**

<b>Matt Montgomery</b> Executive Vice President	(386) 239-7245	mmontgomery@bbpria.com
<b>Robin Russell, ARM-P, CISR, CSRM</b> Director of Operations	(386) 239-4044	rrussell@bbpria.com
<b>Paul Dawson, ARM-P</b> Senior Vice President / Public Risk Advisor	(386) 239-4045	pdawson@bbpria.com
<b>Michelle Martin, CIC</b> Senior Vice President / Public Risk Advisor	(386) 239-4047	mmartin@bbpria.com
<b>Brian Cottrell, CIC, CRM</b> Vice President / Public Risk Advisor	(386) 239-4060	bcottrell@bbpria.com
<b>Kyle Stoekel, ARM-P, CIC</b> Public Risk Advisor	(386) 944-5805	kstoekel@bbpria.com
<b>Victoria "Tori" Reedy</b> Executive Coordinator	(386) 239-4043	vreedy@bbpria.com

#### **Service Representatives**

<b>Melody Blake, ACSR</b> Public Risk Specialist	(386) 239-4050	mblake@bbpria.com
<b>Patricia "Trish" Jenkins, CPSR</b> Public Risk Specialist	(386) 239-4042	pjenkins@bbpria.com
<b>Danielle Coggon, CISR</b> Public Risk Specialist	(386) 239-4048	dcoggon@bbpria.com
<b>Christina Carter, CIC, CRM</b> Public Risk Specialist	(386) 333-6069	ccarter@bbpria.com
<b>Schylar Howard</b> Public Risk Specialist	(386) 265-6117	showard@bbpria.com
<b>Emily Bailey</b> Public Risk Specialist	(386) 333-6085	ebailey@bbpria.com
<b>Alexa Gray</b> Assistant Public Risk Specialist	(386) 333-6068	agrays@bbpria.com

**Certificate Requests:** certificates@bbpria.com    **Claim Reporting:** claims@bbpria.com

*Our Service Team philosophy focuses on accountability at all levels of account management. Our goal is not simply to meet your service needs, but to exceed them. All the employees at PRIA are dedicated to achieving this goal and distinguishing ourselves from the competition.*

## Preferred Governmental Insurance Trust (*Preferred*) Overview

Several hundred members and millions in premiums prove that the *Preferred* Governmental Insurance Trust® fulfills what Florida needs: an insurance program exclusively customized and dedicated to the public sector. *Preferred* stays on the forefront of specialized insurance for property, casualty and workers’ compensation because it is non-profit and self-governed with a membership comprised solely of Florida public entities.

*Preferred’s* history dates back to 1999. Its robust membership and financial strength, including consistent growth of surplus, stem from its conservative platform of managed risk. *Preferred* is just that: **preferred** for unmatched public entity experience, innovation, stability and personalized service.

<i>Preferred’s</i> Member Types		
Municipalities	Counties	Special Districts
Public Schools	Charter Schools	Sheriff Departments
Housing Authorities	Aviation Authorities	Transit, Port & Utility Authorities

<i>Preferred’s</i> Comprehensive Coverages		
Property	Workers’ Compensation	General Liability
Automobile Liability	Automobile Physical Damage	Law Enforcement Liability
Public Officials Liability	Employment Practices Liability	Educators’ Legal Liability

### The Power of Groups and People

What does a specialized insurance trust do for you? In the case of *Preferred*, it gives you the purchasing power of a very large trust with billions of covered property values—far more financial negotiating power than a single public entity can muster. As a *Preferred* member, you are part of a formidable Florida insurance trust.

The trust also transfers risks from any one public entity to the larger group. This provides all members of the trust better rating structures with less volatility. *Preferred’s* sole focus on government ensures that members’ unique needs are met.

## Harmony Community Development District

### Underwriting and Administration

Behind *Preferred's* underwriting platform are decades of success built on integrity and market relationships. Our team of underwriters' vast insurance expertise enhances the actuarial and scientific data used to underwrite individual risks within the trust. Services delivered are both broad and precise. Reliability is assured. The administrator for *Preferred* is Public Risk Underwriters of Florida, Inc.® (PRU), Florida's premier public entity specialist of its kind. *Preferred's* claims administrator is PGCS Claim Services. With more than 25 years in claims experience, PGCS is Florida's foremost governmental third-party administration company.



#### Underwriting Highlights

- **Diverse risk financing options:** guaranteed cost, deductible, self-insured retention, all lines aggregate
- **Competitive premium discounts** based on favorable experience and sound safety practices
- **Flexibility of coverage design**, including mono-line or package basis
- **Dynamic financial analysis** conducted periodically to validate the trust's superior financial standing

#### Administration

- **General counsel, defense counsel and litigation services** by specialists in governmental law
- **Membership relations** for networking and professional development
- **Legislative Pulse newsletter** from Tallahassee-based law firm
- **Professional marketing** that guarantees local agent support, governmental knowledge and an ever-growing group of members
- **Preferred News**—a quarterly publication covering the spectrum of government insurance issues
- **State filing, accounting and independent CPA audited financials** as needed

### *Preferred's* Expert Boards Know Your Business

*Preferred* is governed and guided by people working daily in all segments of Florida's public sector – from municipalities to counties to schools to special taxing districts.

The Board of Trustees is comprised of elected public officials who work wisely and diligently to set policy, keeping *Preferred* as the premier public entity insurer of its kind.

## Harmony Community Development District

### *Preferred Claims Administration*

Preferred Governmental Claim Solutions, Inc. ® (PGCS) is the premier governmental third-party claims administrator in the state of Florida and administers the claims for Preferred Governmental Insurance Trust (*Preferred*). Since its founding in 1956, PGCS has provided claims administration services exclusively to over 450 governmental entities including schools, cities, towns, counties, community development districts, and fire districts. Therefore, PGCS's adjusters are extremely qualified to handle governmental tort liability and public sector workers' compensation claims. They are experts at investigating and handling police and firefighters presumption claims. PGCS is sensitive to the politics involved in the handling of public entity claims.

PGCS's claims administration program consists of workers' compensation, general liability, bodily injury, personal injury, property, auto liability, auto physical damage, employment practices liability, school leaders/educators liability and public officials liability. Their claims staff has over 630 years of combined insurance experience and each has been with PGCS an average of 8 years. Claims are handled under strict supervision in accordance with the PGCS workers' compensation and liability claim handling procedure manuals and the PGCS claim best practices manual. A random sampling of each adjuster's claim files are audited on a monthly basis by a Quality Assurance Manager to ensure compliance.

PGCS provides their clients with a dedicated Subrogation Unit to pursue reimbursements from at-fault third parties. Their current recovery rate is fifty-nine (59) percent of the claim costs expended. PGCS also has a dedicated excess reporting and recovery unit for communication to and securing reimbursement from the excess and/or reinsurance carriers. In addition, PGCS provides a state-approved Special Investigation Unit (SIU) to prevent and pursue fraudulent claims. PGCS offers rewards up to \$10,000.00 for the arrest and conviction of persons committing workers' compensation fraud. This service is provided via a twenty-four hour seven day a week hotline.

PGCS utilizes the RiskMaster system for claims processing. This system captures a wide variety of data and allows the adjuster to enter an unlimited number of claim notes, process reserve changes, and issue claim payments. Customized reports can be obtained from PGCS's on-line system containing a multitude of data parameters that a client may choose to analyze. The system can be accessed by clients via their website at [www.pgcs-tpa.com](http://www.pgcs-tpa.com).

Communication with PGCS's clients is the cornerstone of their claims administration program. Professional adjusters, nurses, management, quarterly in-depth claim review meetings, 24/7 claim reporting, utilization of attorneys specializing in public entity defense, litigation management, and return to work programs are just a sample of how PGCS has set the standard for the industry.

PGCS is committed to partnering with their clients to provide professional and aggressive claim management programs. While they are recognized as the leader in the industry, PGCS is always striving to improve the quality of their programs and expand the services that they offer.



## Harmony Community Development District

### *Preferred* Safety and Risk Management Services

The success of any public sector community is tied to its ability to protect and preserve its human physical assets. This basic premise serves as the cornerstone of an effective Safety Management program and underscores the importance of Safety and Risk Control to the community. *Preferred's* Safety and Risk Management Department is very aware of the valuable contribution a comprehensive safety and risk control program makes to the bottom-line of any organization.

At *Preferred*, Safety consultations originate with one basic thought—to recommend specific measures to minimize or eliminate the exposures that cause accidents. This does not mean that the workplace become no-risk utopias, but we expect our consultants to recommend measures to control and minimize all types of accidents, injuries and illnesses to our *Preferred* members' operations and premises.

*Preferred* is dedicated to meeting the challenge of the complex issues facing public sector organizations. Disarming these issues and converting them into solutions which work to the advantage of our goal. *Preferred's* approach to risk control incorporates the following elements:

- **Exposure Identification** – Assist management in determining areas where a chance of loss might exist through cause trend analysis, work site evaluations, and facility inspections.
- **Exposure Measurement and Loss Analysis** – Loss analysis and a review of the consequences of the exposures will be considered to develop alternative methods of control.
- **Determination and Selection of Appropriate Risk Control Methods** – Based on measurement and analysis, specific recommendations and/or custom designed risk control plan will be formulated. OSHA, as well as other Agency Standards will be applied and/or used as a “Best Practice” measure when designing and formulating safety and risk control plans.
- **Training and Safety Management Consulting** – After considering client needs specific services and/or training will be formulated and initiated to fit the client's need. Key Personnel or specialty consulting services with the knowledge and skills needed to meet those identified needs will be provided.
- **Additional Consulting Services Available** – Preferred's Safety & Risk Management has other services available that may benefit our clients. These services include security evaluations and review of existing safety and risk programs.

*Preferred's* Safety and Risk Management Department evaluates the unique needs to each client, ultimately designing a program that is capable of being integrated into the overall safety and risk control efforts of each client. *Preferred's* dedication to the problem-solving approach is the foundation of their Safety and Risk Management Service.

# Harmony Community Development District

## Property – Inland Marine

Term: October 1, 2021 to October 1, 2022

Company: Preferred Governmental Insurance Trust (*Preferred*)

Covered Property (Per Schedule Provided)	
\$1,118,482	Stated Value Buildings and Contents Coinsurance: 80%

Special Property Coverages	
\$1,000,000	Flood
Not Included	Earth Movement
Not Included	TRIA

Inland Marine (Per Schedule Provided)	
\$140,000	Blanket Unscheduled Inland Marine***
Included in Blanket	Communication Equipment***
Not Included	Contractor’s / Mobile Equipment***
Not Included	Electronic Data Processing Equipment***
Not Included	Emergency Portable Service Equipment***
Not Included	Fine Arts***
Not Included	Other Inland Marine
\$38,000	Rented, Leased or Borrowed Equipment♦♦
Not Included	Valuable Papers
\$84,679	Watercraft, Not Including Hull Coverage**

Deductibles: \$5,000 per Occurrence – Buildings and Contents

2% of TIV per Occurrence / Per Location for “Named Storm” subject to minimum of \$20,000 Per Occurrence. Location is defined by each itemized listing on the applicable schedule. Also applies to Inland Marine

\$5,000 any one occurrence for Flood, except:  
Excess of maximum NFIP available whether purchased or not or 5% of the TIV at each affected location whichever is greater for Zones A & V

\$5,000 per Occurrence – Inland Marine

\*\*\*Unscheduled items are subject to a maximum value of \$25,000 or less per item. Items valued above this amount must be scheduled.

\*\*Watercraft, not exceeding 25 feet, coverage is not hull coverage. Limited to Specified Perils only, excluding collision with another object.

♦♦Unscheduled items are subject to a maximum value of \$250,000 or less per item, subject to the maximum per occurrence loss limit shown on the Inland Marine Schedule. Items valued above \$250,000 must be schedule.

## Harmony Community Development District

### Property – Inland Marine

**“Named Storm”** Definition: “...the direct action of wind, **including wind driven water and storm surge** when associated with or occurring in conjunction with a storm or weather disturbance which is named...” Wind driven water and storm surge loss are NOT subject to Flood Sublimit and are included to the blanket limits.

Flood coverage in zones A or V, or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a special flood deductible equal to all flood insurance available for such property under the NFIP, whether purchased or not or 5% of the Total Insured Value at each affected location whichever is greater. If such property is not eligible for the National Flood Insurance Program because the community in which the property is located does not participate in the NFIP, the Special Flood Deductible will be \$1,000,000 per insured location damaged in the flood occurrence or 5% of the Total Insured Value at each affected location whichever is greater.

Flood zones A will include, but not be limited to all the sub-classifications of AO, AH, AE, AR, A1 through A99, or any other sub-classification with the A prefix or designation. Flood zones V will include, but not be limited to all the sub-classifications of VO, VH, VE, VR V1 through V99, or any other sub-classification with the V prefix or designation. See policy form for special deductible restrictions.

## Harmony Community Development District

### Property – Inland Marine

#### Coverage:

1. Special form (formerly “All Risk”), subject to policy exclusions.
2. **Option 1:** Replacement Cost applies to Buildings, Contents and EDP and is subject to all terms and conditions of the coverage agreement the most we will pay for all loss, damage or costs to Real Property and Personal Property in any one occurrence is the lesser of:
  - a. The cost to repair the damaged property; or
  - b. The cost to replace or rebuild with new materials of like size, kind and quality; or
  - c. The selling price on the date of loss of property, other than stock, offered for sale, less all saved expenses; or
  - d. The value reported on the applicable schedule of values. This value is subject to an 80% coinsurance clause.

This endorsement memorializes the intention of the Covered Party to secure property coverage for a value less than the potential cost to rebuild or replace based on the appraisal on file.

3. **Option 2:** Replacement Cost applies to Buildings, Contents and EDP is subject to all terms and conditions of the coverage agreement the most we will pay for all loss, damage or costs in any one occurrence is the applicable limits of liability shown in the property declaration. **The blanket limit of coverage shown in the property declaration applies to all covered property unless a separate limit, lower limit or reduced amount of coverage is indicated elsewhere in the coverage agreement or in the property declaration.**
4. Inland Marine coverage paid at “Agreed Value” if the valuation type on the Inland Marine schedule is shown as agreed value; or the lesser of Actual Cash Value or 110% of the value reported on the schedule. See policy for complete details.
5. *Preferred* will pay for covered loss to your real property, inland marine or personal property:
  - a. At the location shown on the Schedule of the Declarations,
  - b. Property in the open within 1,000 feet of locations described in a. above,**
  - c. With respects to Inland Marine, at or away from your covered location.
6. **ONLY applies to option 2:** No Coinsurance Clause.
7. Certain coverages subject to sub-limits stated in policy.
8. During the current coverage agreement period, there will be no charge for any new locations acquired after the inception date of the agreement. If the newly added location was owned or acquired prior to the inception date of the coverage agreement, then premium is due at the time the location is added.
9. The Preferred Property Program is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by Preferred on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence.
10. ***Preferred* will be appraising all property currently scheduled. At time of finalization of appraisal, building values are to be adjusted accordingly or Stated Value endorsement will be applied with immediate effect.**

## Harmony Community Development District

### Property – Inland Marine

<b>Sublimits of Coverage</b>	
Sublimits apply as part of, and not in addition to, the overall Total Insured Values coverage limit.	
\$500,000	Accounts Receivable, per occurrence
\$1,000,000	Additional Expense
\$5,000	Animals, annual aggregate
\$500,000	Business Income
\$250,000, or 25% of loss whichever is greater	Debris Removal, per occurrence
\$500,000	Demolition Cost, Ordinance & Increased Cost of Construction, per occurrence
\$250,000	Errors and Omissions, per occurrence
\$5,000	Expediting Expense, per occurrence
\$25,000	Fire Department Charges, per occurrence
\$50,000	Fungus Cleanup Expense, annual aggregate
\$25,000 Per Occurrence \$1,000 Max per Tree	Lawns, Plants, Trees and Shrubs, Excludes Wind (see policy form for additional restrictions)
\$2,000,000	New Locations, per occurrence – 60 days from the date new location(s) is first purchased, rented or occupied, whichever is earlier. See policy for details.
\$50,000	Personal Property of Employees, per occurrence
\$50,000	Pollution Cleanup Expense, annual aggregate
\$250,000	Preservation of Property, per occurrence
\$20,000	Professional Fees, per occurrence
\$150,000	Property at Miscellaneous Unnamed Locations
\$10,000	Recertification, per occurrence
\$100,000	Service Interruption Coverage, per occurrence
\$250,000	Transit, per occurrence

## Harmony Community Development District

### Property – Inland Marine Major Exclusions

Property **Not** Covered includes but not limited to:

1. Animals, water, land including land on which the property is located, shrubs, trees, lawns, growing crops, or standing timber, except under conditions described in the “Extensions of Coverage” section of the policy.
2. Aircraft.
3. Property you sold under conditional sale, trust agreement, installment payment, or other deferred payment plan after such property has been delivered to the customer.
4. Caves, caverns, mines or any type, or any property contained within them.
5. Currency, money, notes or securities.
6. Dams, dikes or levees.
7. Contraband or property in the course of illegal transportation or trade.
8. Property covered under import or export ocean cargo policies.
9. Property you transport as a common carrier.
10. Property shipped by mail, unless sent registered or certified.
- 11. Watercraft unless loss is from a specified peril and scheduled on the inland marine schedule.**
12. Vehicles licensed or designed for highway use, unless shown on the Property Declaration, Extensions of Coverage item U, and then no coverage for any **over the road coverage**, or collision with another vehicle or object. The AOP deductible applies per occurrence and in the event of a Named Storm the Named Storm deductible applies per vehicle rather than per location. This coverage is paid at actual cash value at time of loss.
13. Bulkheads, docks, piers, wharves, retaining walls, boardwalks or underwater conduits from: freezing and thawing; impact of watercraft; waves, or debris driven by waves; pressure or weight of ice or water, whether driven by wind or not; or sinking or settling.
14. Electrical or communication lines, towers, and poles you own that are not located on a “covered location” insured under this policy.
15. Personal property of volunteers.
16. Underground pipes, unless loss is from a specified peril.

Excluded Risks of Direct Physical Loss include but not limited to:

1. War, invasion, acts of foreign enemies, hostilities or war like operations, civil war, rebellion, revolution, insurrection, civil commotion, military, usurped power, or any act of terrorism
2. Biological or Chemical Materials
3. Electronic Data or Electronic Date Recognition Exclusion
4. Asbestos
5. Damage caused by electronic currents artificially generated.
6. Pollution, except as provided under “Extensions of Coverage”
7. Building ordinance enforcement or Government action
8. Nuclear reaction
9. Utility failure
10. Fungus, except as provided under “Extensions of Coverage”
11. Any offshore oil well or oil shipping/tanker incident and the ensuing oil spill
12. Earth movement, whether sudden or gradual

## Harmony Community Development District

### Coinsurance Example Only Applies to Option 1: Stated Value

Coinsurance Example	
Amount of Loss	\$40,000
Building Insured For	\$100,000
Replacement Cost at Time of Loss	\$150,000
Coinsurance Percentage	80%
Minimum Amount Building Should Be Insured For	\$120,000
Deductible	\$5,000

**Step 1:**      $\$150,000 \times .80 = \$120,000$

**Step 2:**      $\$100,000 / 120,000 = .83$

**Step 3:**      $\$40,000 \times .83 = \$33,200$

**Step 4:**      $\$33,200 - \$5,000 = \$28,200$

In this example, the trust would pay \$28,200 of the \$40,000 loss.

## Harmony Community Development District

### Equipment Breakdown

Term: October 1, 2021 to October 1, 2022

Company: Preferred Governmental Insurance Trust (*Preferred*)

Covered Equipment: Covered Property built to operate under vacuum or pressure, other than weight of contents, or used for the generation, transmission or utilization of energy.

Coverage	Limit
Property Damage / Loss of Business Income / Additional Expense per accident	\$1,118,482
Water Damage	\$1,000,000
Ammonia Contamination	\$1,000,000
Hazardous Substance Coverage	\$1,000,000
Utility Interruption (24 Hour Waiting Period)	\$2,000,000
Spoilage Damage	\$250,000
Ordinance or Law	\$1,000,000
Expediting Expenses	\$1,000,000
Data or Media	\$250,000
Fungus, Wet Rot, Dry Rot	\$15,000

Deductibles: Same as Property – Building and Contents  
24 Hours – Utility Interruption



## Harmony Community Development District

### General Liability

**Term:** October 1, 2021 to October 1, 2022  
**Company:** Preferred Governmental Insurance Trust (*Preferred*)  
**Form:** Occurrence

Coverage	Limit	Deductible
<b>General Liability</b>		
Bodily Injury and Property Damage, per Occurrence	\$1,000,000	\$0 Per Occurrence
Personal Injury and Advertising Injury, per Person/Occurrence	Included	
Products/Completed Operations, Aggregate	Included	
Fire Damage, per Occurrence	Included	
Medical Payments	N/A	
Employee Benefits Liability, per Occurrence	\$1,000,000	
<b>Sublimits</b>		
Vicarious Law Enforcement Liability, per Occurrence	\$1,000,000	Same as General Liability
Principle of Eminent Domain Including Inverse Condemnation, "Bert J. Harris, Jr., Private Property Rights Protection Act" per Occurrence / Annual Aggregate.	\$100,000	
Sewer Backup and Water Damage: Non-Negligent Claims Negligent Claims.	\$10,000/\$200,000 \$200,000/\$200,000	
Herbicide and Pesticide, per Occurrence	\$1,000,000	

**Additional Coverages Included:**

1. EMT/Paramedic Professional Services
2. Premises Operations
3. "Insured" Contracts
4. Host Liquor Liability
5. Broad Form Property Damage Subject to \$2,500 Personal Property of Others Sublimit
6. Watercraft Liability (under 52 feet). See policy form for limitations
7. Limited Worldwide Coverage
8. Failure to Supply Water
9. Communicable Disease (Correctional Facilities and Health Care Facilities - \$300,000 Limit)

**Notes of Importance:**

1. Premium is not audited.
2. Defense Costs are paid in addition to policy limits.
3. In the event an occurrence, accident or offense continues beyond the policy period, the applicable deductible would apply separately to each policy period in which the occurrence, accident or offense was committed or was alleged to have been committed.
4. Limits of Liability are subject to Florida Statute 768.28.
5. Deductible does not apply to claims expense.

## Harmony Community Development District

### General Liability

Exclusions, include but not limited to:

- Expected or intended injury
- Contractual Liability
- Liquor Liability
- Workers' Compensation and similar laws
- Employer's Liability
- Pollution
- Aircraft, Auto or Watercraft
- Mobile Equipment
- War
- Damage to Your Property, Product or Work
- Damage to Impaired Property or Property Not Physically Injured
- Recall of Products, Work or Impaired Property
- Racketeering
- Law Enforcement, except for vicarious liability arising out of an act or omission by a law enforcement agency that is not owned, operated or controlled by the "Covered party" if there is a contract with an outside agency to provide law enforcement for your entity.
- Asbestos, Mold, Fungi, or Bacteria
- Liability arising out of or caused or contributed to by any ownership, maintenance, operation, use, loading, unloading or control of or responsibility for any airfield, airport, aircraft, runway, hangar, building or other property or facility designed for, used, connected, associated or affiliated with or in any way related to aviation or aviation activities; this exclusion does not apply to premises exposure for those common areas open to the public including but not limited to parking areas, sidewalks, and terminal buildings.
- Failure or inability to supply or any interruption of any adequate quantity of power, steam, pressure, or fuel
- Subsidence, erosion or earth movement.
- Hospital / Clinic Medical Malpractice or Health Care Facilities
- Professional Health Care Services, but not including emergency medical services for first aid performed by emergency medical technicians, paramedics or Medical Director while in the course and scope of their duties.
- ERISA
- Actual or alleged illegal discrimination
- Injunctive, declaratory or equitable relief
- Actual or alleged deterioration, bursting breaking, leaking, inadequacy, design of, control of, maintenance of, or any other alleged responsibility for any structure device, or water course, natural or man-made, including, but not limited to: dams, reservoirs, levees, banks, embankments, gates, canals, ditches, gutters, sewers, aqueducts, channels, culvert, retaining walls, drains, tanks, watershed, or drains, a purpose of which is the containing, carrying, impeding, channeling, diverting, or draining of water or other liquid. Does not apply only as to the bursting or failure of man-made sewer, storm water, grey water or potable water supply pipes owned and maintained by Covered Party.
- Sexual abuse after initial discovery

## Harmony Community Development District

### Deadly Weapon Protection

**Term:** October 1, 2021 to October 1, 2022  
**Company:** Preferred Governmental Insurance Trust (*Preferred*)  
**Form:** Claims Made

Deadly Weapon Protection – Claims Made Retroactive Date: 10/01/2019		
Coverage	Limit	Deductible
Deadly Weapon Event (Including Claims Expenses), per event	\$1,000,000	\$0 Per Event
Deadly Weapon Protection – Sublimits		
Business Interruption	Included	\$0 Per Event
Demolition, Clearance, and Memorialization, per event	\$250,000	
Extra Expense, per event	\$250,000	
Crisis Management	Included	
Property Damage Extension, per event	\$250,000	
Counseling Services, per event	\$250,000	
Funeral Expenses, per event	\$250,000	
Claims Expenses	Included	

Notes of Importance:

1. **Coverage limited to scheduled locations only.**
2. Premium is not audited.
3. Defense Costs are paid within the policy limits.
4. Deductible does not apply to claims expense.

Any Event that occurs at a Location which has been specifically leased or loaned by the District to any other entity or individual to host a permitted event planned and ticketed for more than 15,000 attendees over the duration of the event, MUST BE reported to AND APPROVED by Preferred PRIOR to event. The Trust may, at their discretion, charge an additional premium and/or impose additional conditions specifically for that event.

## Harmony Community Development District

### Deadly Weapon Protection

Exclusions include but are not limited to:

- Loss of market, income or use at the property physically lost or physically damaged.
- Confiscation, nationalization, requisition, destruction or damage to property by any authority.
- Criminal, dishonest, fraudulent or malicious conduct by the Covered Party.
- Negligent act, error, omission, misstatement, misleading statement, neglect or breach of duty by the Directors or Officers
- Euthanasia.
- Explosive devices unless used in conjunction with a Deadly Weapon Event.
- Vehicle not defined as a Road Vehicle;
- Weapon mounted (or designed to be mounted) on a vehicle;
- Weapon, device or substance delivered by an airborne weapon delivery system including, but not limited to, fixed wing aircraft, helicopter or drone.
- Injury or death to employees of the Covered Party, except for Crisis Management Services, Counselling Services, and Funeral Expenses endorsed by Extension to this Coverage Agreement.
- Claim or Claims made by, or on behalf of, any Assailant(s).
- Use or operation, as a means for inflicting harm, of any computer, computer system, computer software program, malicious code, computer virus or process or any other electronic system.
- Nuclear, Chemical, Biological, Bio-Chemical, Electromagnetic or Radioactive Weapons.
- Mental injury or mental anguish related claim where no actual Bodily Injury has occurred to the claimant.
- Covered Party's recklessness or deliberate misconduct.
- Mercy Killing(s).
- Covered Party except for employee while they are a recipient of Business Services being provided by the Covered Party.
- Pollutant or Contaminant.
- Goods or products designed, manufactured, constructed, altered, repaired, serviced, treated, sold, supplied or distributed by the Covered Party.
- Property Damage in respect of property:
  - owned, leased, rented or occupied by the Covered Party.
  - in the care, custody or control of the Covered Party or the care, custody or control of any person under contract with the Covered Party.
- Punitive or exemplary damages, sanctions or any additional damages resulting from the multiplication of compensatory damages.
- Strikes, labor unrest, riots or civil commotion.
- Suicide.
- War, invasion, acts of foreign enemies, hostilities or warlike operations, civil war, rebellion, revolution, insurrection, civil commotion assuming the proportions of, or amounting to, an uprising, military power.

## Harmony Community Development District

### Deadly Weapon Protection

#### Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

#### Extended Reporting Periods:

*Preferred* provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

**Automatic Extended Reporting Period** – continued coverage granted for a period of 90 days following the effective date of termination or nonrenewal, but only for Claims first made during the 90 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

## Harmony Community Development District

### Public Officials Liability/Employment Practices Liability Cyber Liability

**Term:** October 1, 2021 to October 1, 2022

**Company:** Preferred Governmental Insurance Trust (*Preferred*)

**Form:** **POL/EPLI:** Claims Made – Duty to Defend  
**Cyber Liability:** Claims Made – Duty to Defend

Coverage	Limit	Deductible
<b>Public Officials Liability</b> Retroactive Date: Full Prior Acts		
Per Claim	\$1,000,000	\$0 Per Claim
<b>Employment Practices Liability</b> Retroactive Date: Full Prior Acts		
Per Claim	\$1,000,000	\$0 Per Claim
<b>Sublimits</b>		
Employee Pre-Termination Legal Consultation Services		
Per Employee	\$2,500	
Aggregate	\$5,000	
Non-Monetary Claims Defense Costs, Aggregate	\$100,000	

<b>Cyber Liability</b> Retroactive Date: 10/1/2018		
Each Claim	\$2,000,000	\$25,000 Per Claim
Aggregate for all Notification Costs	\$2,000,000	
Aggregate for all Regulatory Fines & Expenses	\$2,000,000	
<b>Sublimits</b>		
Cyber Crime, Aggregate for all Sublimits below:	<b>\$250,000</b>	
Social Engineering Financial Fraud, per claim	\$250,000	
Funds Transfer Fraud, per claim	\$100,000	
Invoice Manipulation, per claim	\$100,000	
Utility Fraud, Aggregate for all Sublimits below:	<b>\$100,000</b>	
Crypto-Jacking, per claim	\$100,000	
Telecommunications Fraud, per claim	\$100,000	
Bricking Incident, per claim	\$250,000	
Voluntary Shutdown, per claim	\$250,000	
PCI DSS, per claim	\$1,000,000	

\*Coverages included in Cyber Liability include the following:

- Media Content Services
- First Party Business Interruption
- Privacy
- First Party Crisis Management
- First Party Extortion Threat
- Network Security

## Harmony Community Development District

# Public Officials Liability/Employment Practices Liability Cyber Liability

### Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Deductible does not apply to claims expense.
3. Broadened definition of "Who is an Insured."
4. Limits of Liability are subject to Florida Statute 768.28.

### Exclusions, include but not limited to:

- Criminal Acts
- Non-Monetary relief except as provided in the Supplementary Payments
- Bodily Injury, Personal Injury, Property Damage, Advertising Injury
- Damages arising out of Inverse Condemnation, Eminent Domain, Temporary or Permanent taking, Adverse Possession, Dedication by adverse Use, Condemnation Proceedings, or claims brought under Florida Statute 70.001 the "Bert J. Harris Jr., Private Property Rights Protection Act" or any similar claim by whatever named called.
- War, Invasion, Acts of foreign enemies, hostiles or warlike operations, strike, lock-out, riot, civil war, rebellion, revolution, insurrection or civil commotion
- Failure to effect and maintain insurance
- Fiduciary Liability
- Pollution
- Workers' Compensation, Employers Liability and similar laws
- Nuclear
- ERISA of 1974, any similar state or local laws, and any rules and regulations promulgated thereunder and amendments thereto.
- Infringement of copyright, trademark, plagiarism, piracy or misappropriation of any ideas or other intellectual property
- Contractual Liability
- Health Care Professional or Health Care Facilities
- Prior and Pending claims
- Workers' Adjustment and Retraining Notification Act, OSHA, RICO, or ADA
- Law Enforcement Activities
- Insured vs. Insured
- Bonds, Taxes or Construction contracts
- Collective Bargaining Agreements
- Capital Improvement to make property more accessible or accommodating to disabled persons
- Punitive Damages
- Return or improper assessment of taxes, assessments, penalties, fines, fees
- Activities of any attorney-at-law, medical personnel, architect, engineer or accountant, in the scope of their professional duties, except for claims made against them as Public Officials or Employees
- Media Wrongful Act
- Access or Disclosure of Confidential or Personal Information and Data-related Liability

## **Public Officials Liability/Employment Practices Liability Cyber Liability**

### Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

### Extended Reporting Periods:

*Preferred* provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

**Automatic Extended Reporting Period** – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

**Optional Extended Reporting Period** – The Public Entity shall have the right, upon payment of up to 200% of the expiring premium, to purchase an Optional Extended Reporting Period, for the period of 12 months following the effective date of the cancellation or nonrenewal, but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.



## Harmony Community Development District

### Automobile Liability and Physical Damage

Term: October 1, 2021 to October 1, 2022

Company: Preferred Governmental Insurance Trust (*Preferred*)

Coverage	Limit	Symbol	Deductible
<b>Automobile Liability (Based on 02 Vehicles)</b>			
Primary Bodily Injury and Property Damage Liability - Combined Limit	\$1,000,000	7,8,9	\$0 Each Accident
Personal Injury Protection	Statutory	5	\$0 Per Person
Medical Payments	N/A	N/A	N/A
Uninsured Motorist	Rejected	N/A	N/A
<b>Physical Damage</b>			
Comprehensive (Based on 02 Vehicles)	Per Schedule	7	\$1,000 per Vehicle
Collision (Based on 02 Vehicles)	Per Schedule	7	\$1,000 per Vehicle
Rental Coverage	\$50 per day / \$5,000 Aggregate		N/A
Hired Physical Car Damage	\$35,000		\$1,000 per Vehicle

Coverage and Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Hired and non-owned liability is included.
3. Premium is based on number of vehicles and subject to adjustment if schedule is changed.
4. If Physical Damage is a Symbol 7, newly acquired vehicles must be reported in writing within 30 days of purchase in order to be covered for physical damage.
5. Limited Replacement Cost provided for owned and scheduled private passenger vehicle, light truck or sport utility vehicle that is involved in a covered total loss if the vehicle has less than 18,000 miles and is within the first 12 months of being scheduled at the time of the total loss. This coverage does not apply to police vehicles or any other vehicle types already listed.
6. Physical Damage coverage paid at Actual Cash Value or 110% of the value reported on the schedule, whichever is less. Please see policy for complete details.
7. Limits of Liability are subject to Florida Statute 768.28.

## Harmony Community Development District

### Automobile Liability and Physical Damage

Description of Covered Auto Designation Symbols:

SYMBOL	DESCRIPTION
<b>1</b>	= ANY "AUTO"
<b>2</b>	= ALL OWNED "AUTOS" ONLY. Only those "autos" you own and or lease (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This also includes all those "autos" you acquire ownership of after the coverage agreement begins.
<b>3</b>	= OWNED PRIVATE PASSENGER "AUTOS" ONLY. Only the private passenger "autos" you own. This includes those private passenger "autos" you acquire ownership of after the coverage agreement begins.
<b>4</b>	= OWNED "AUTOS" OTHER THAN PRIVATE PASSENGER "AUTOS" ONLY. Only those "autos" you own that are not of the private passenger type (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This includes those "autos" not of the private passenger type you acquire ownership of after the coverage agreement begins.
<b>5</b>	= OWNED "AUTOS" SUBJECT TO NO-FAULT. Only those "autos" you own and or lease that are required to have No-Fault benefits in the state where they are licensed or principally garaged. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are required to have No-Fault benefits in the state where they are licensed or principally garaged.
<b>6</b>	= OWNED "AUTOS" SUBJECT TO A COMPULSORY UNINSURED MOTORIST LAW. Only those "autos" you own and or lease that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists Coverage. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are subject to the same state uninsured motorists requirement.
<b>7</b>	= SPECIFICALLY DESCRIBED "AUTOS". Only those "autos" described in ITEM THREE of the Declarations for which a premium charge is shown (and for Liability Coverage any "trailers" you don't own while attached to any power unit described in ITEM THREE).
<b>8</b>	= HIRED "AUTOS" ONLY. Only those "autos" you hire rent or borrow. This does not include any "auto" you lease, hire, rent, or borrow from any of your employees or partners or members of their households.
<b>9</b>	= NONOWNED "AUTOS" ONLY. Only those "autos" you do not own, hire, rent or borrow that are used in connection with your business. This includes "autos" owned by your employees or partners or members of their households but only while used in your business.

Harmony Community Development District

Premium Recapitulation

	<u>Annual Premium</u>	<u>Check Option</u>	
		<u>Accept</u>	<u>Reject</u>
<b>Preferred Package</b>			
Property including Equipment Breakdown			
Option 1: Property TIV \$1,118,482 – Stated Value	\$10,528.00	<input type="checkbox"/>	<input type="checkbox"/>
Option 2: Appraised Property TIV \$2,375,520 – Blanket Value	\$22,360.00	<input type="checkbox"/>	<input type="checkbox"/>
Option 3: Delete Lift Station Per Appraisal, Lift Station Belongs to County	(\$166.00)	<input type="checkbox"/>	<input type="checkbox"/>
Inland Marine	\$822.00	<input type="checkbox"/>	<input type="checkbox"/>
General Liability	\$5,500.00	<input type="checkbox"/>	<input type="checkbox"/>
Deadly Weapon Protection*	Included		
Public Officials / Employment Practices Liability	\$6,538.00	<input type="checkbox"/>	<input type="checkbox"/>
Cyber Liability	\$1,300.00	<input type="checkbox"/>	<input type="checkbox"/>
Automobile Liability	\$534.00	<input type="checkbox"/>	<input type="checkbox"/>
Automobile Physical Damage	\$530.00	<input type="checkbox"/>	<input type="checkbox"/>
Package Payment Plan:	Annual	<input type="checkbox"/>	<input type="checkbox"/>

**\*Deadly Weapon Protection Coverage: Any Event that occurs at a Location which has been specifically leased or loaned by the District to any other entity or individual to host a permitted event planned and ticketed for more than 15,000 attendees over the duration of the event, MUST BE reported to AND APPROVED by Preferred PRIOR to event. The Trust may, at their discretion, charge an additional premium and/or impose additional conditions specifically for that event.**

**I authorize PRIA to request the underwriters to bind coverage on the items indicated above and acknowledge receipt of the Compensation and Financial Condition Disclosure(s) provided in this proposal.**

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name & Title)

\_\_\_\_\_  
(Date)

## Harmony Community Development District

### Notes of Importance:

1. Quotes provided in the proposal are valid until 10/01/2021. After this date terms and conditions are subject to change by the underwriters.
2. *Preferred* is not subject to the Florida Insurance Guaranty Act, in the event it becomes unable to meet its claims payment obligations. However, insured is named on excess of loss policies.
3. Some of the Carriers of the *Preferred* excess of loss policies are issued pursuant to the FL Surplus Lines laws. Entities insured by surplus lines carriers do not have the protection of the FL Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insolvent, unlicensed insurer.
4. Quote is subject to review and acceptance by *Preferred* Board of Trustees.
5. Premiums are subject to change if all lines of coverage quoted are not bound. **Premiums are subject to 25% minimum premium upon binding.**
6. Not all coverages requested may be provided in this quotation.
7. Flood quotes from NFIP may be available. Please advise your agent if you have property located in zones A or V and would like to have separate NFIP quotes.
8. Property values are based on information supplied by you. You should have reviewed your property schedule and as you deem necessary have appraisals done to verify your reported values are accurate based on current market conditions.
9. The Trust requires all Members to maintain valid and current certificates of workers' compensation insurance for all work performed by persons other than its employees.
10. **With the exception of Workers' Compensation, the total premium is due within 30 days of inception. Premium financing can be arranged if needed.**
11. Quote is not bound until written orders to bind are received from the insured and the Trust subsequently accepts the risk.
12. Should signed application reveal differing details/data than original application received, the entire quote/binder is subject to revision and possible retraction.
13. Higher limits of liability may be available. Please consult with your agent.
14. This proposal is based upon exposures to loss made known to the Public Risk Insurance Advisors. Any changes in exposures (i.e. new operations, new acquisitions of property or change in liability exposure) need to be promptly reported to us in order that proper coverage may be put into place.
15. **This proposal is intended to give a brief overview. Please refer to coverage agreements for complete information regarding definition of terms, deductibles, sub-limits, restrictions and exclusions that may apply. In the event of any differences, the policy will prevail.**

## Harmony Community Development District

### Retail Compensation Disclosure

In addition to the commissions or fees received by us for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages, other parties, such as excess and surplus lines brokers, wholesale brokers, reinsurance intermediaries, underwriting managers and similar parties, some of which may be owned in whole or in part by Brown & Brown, Inc., may also receive compensation for their role in providing insurance products or services to you pursuant to their separate contracts with insurance or reinsurance carriers. That compensation is derived from your premium payments. Additionally, it is possible that we, or our corporate parents or affiliates, may receive contingent payments or allowances from insurers based on factors which are not client-specific, such as the performance and/or size of an overall book of business produced with an insurer. We generally do not know if such a contingent payment will be made by a particular insurer, or the amount of any such contingent payments, until the underwriting year is closed. That compensation is partially derived from your premium dollars, after being combined (or "pooled") with the premium dollars of other insureds that have purchased similar types of coverage. We may also receive invitations to programs sponsored and paid for by insurance carriers to inform brokers regarding their products and services, including possible participation in company-sponsored events such as trips, seminars, and advisory council meetings, based upon the total volume of business placed with the carrier you select. We may, on occasion, receive loans or credit from insurance companies. Additionally, in the ordinary course of our business, we may receive and retain interest on premiums you pay from the date we receive them until the date of premiums are remitted to the insurance company or intermediary. In the event that we assist with placement and other details of arranging for the financing of your insurance premium, we may also receive a fee from the premium finance company.

If an intermediary is utilized in the placement of coverage, the intermediary may or may not be owned in whole or part by Brown & Brown, Inc. or its subsidiaries. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so. In addition to providing access to the insurance company, the Wholesale Insurance Broker/Managing General Agent may provide additional services including, but not limited to: underwriting; loss control; risk placement; coverage review; claims coordination with insurance company; and policy issuance. Compensation paid for those services is derived from your premium payment, which may on average be 15% of the premium you pay for coverage, and may include additional fees charged by the intermediary.

Questions and Information Requests. Should you have any questions, or require additional information, please contact this office at (386) 252-6176 or, if you prefer, submit your question or request online at <http://www.bbinsurance.com/customerinquiry/>.

## Harmony Community Development District

### ***PREFERRED* Compensation Disclosure**

We appreciate the opportunity to assist with your insurance needs. Information concerning compensation paid to other entities for this placement and related services appears below. Please do not hesitate to contact us if any additional information is required.

Our office is owned by Brown & Brown, Inc. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so.

For the 2020 – 2021 policy year, your insurance was placed with Preferred Governmental Insurance Trust (*Preferred*). *Preferred* is an insurance trust formed by Florida public entities through an Interlocal Agreement for the purpose of providing its members with an array of insurance coverages and services. *Preferred* has contracted with entities owned by Brown & Brown, Inc. to perform various services. As explained below, those Brown & Brown entities are compensated for their services.

*Preferred* has contracted with Public Risk Underwriters (PRU), a company owned by Brown & Brown, Inc., to administer *Preferred's* operations. The administrative services provided by PRU to *Preferred* include:

- Underwriting
- Coverage review
- Marketing
- Policy Review
- Accounting
- Issuance of *Preferred* Coverage Agreements
- *Preferred* Member Liaison
- Risk Assessment and Control

Pursuant to its contract with *Preferred*, Public Risk Underwriters of Florida, Inc. (PRU) receives an administration fee, based on the size and complexity of the account, of up to 10% of the *Preferred* premiums billed and collected.

*Preferred* has also contracted with Preferred Governmental Claims Solutions (PGCS), a company owned by Brown & Brown, Inc., for purposes of administering the claims of *Preferred* members. The services provided by PGCS to *Preferred* may include:

- Claims Liaison with Insurance Company
- Claims Liaison with *Preferred* Members
- Claims Adjustment

Pursuant to its contract with *Preferred*, PGCS receives a claims administration fee for those accounts which PGCS services of up to 5% of the non-property portion of the premiums you pay to *Preferred*.

*Preferred* also utilizes wholesale insurance brokers, some of which (such as Peachtree Special Risk Brokers and Apex Insurance Services) are owned by Brown & Brown, Inc., for the placement of *Preferred's* insurance policies. The wholesale insurance broker may provide the following services:

- Risk Placement
- Coverage review
- Claims Liaison with Insurance Company
- Policy Review
- Current Market Intelligence

The wholesale insurance broker's compensation is largely dictated by the insurance company. It typically ranges between 10% and 17% of the premiums you pay to *Preferred* for your coverage.

## Harmony Community Development District

### Notice of Carrier Financial Status

Risk Management Associates, Inc. dba Public Risk Insurance Advisors, and its parent company, Brown & Brown, Inc. (collectively "Brown & Brown") do not certify, warrant or guarantee the financial soundness or stability of any insurance carrier or alternative risk transfer or pooling entity. We endeavored to place your coverage with an insurance carrier with an AM Best Company financial rating of "A-" or better.\* While Brown & Brown cannot certify, warrant or guarantee the financial soundness or stability of any insurance carrier or alternative risk transfer or pooling entity or otherwise predict whether the financial condition of any such entity might improve or deteriorate, we are hereby providing you with notice and disclosure of financial condition so that you can make an informed decision regarding the placement of coverage. Accordingly, with receipt of this notice you acknowledge the following with regard to the placement and any subsequent renewal of the coverage indicated below:

- Brown & Brown may have other options for your insurance placement, including quotations with insurance carriers holding an "A-" or better rating from AM Best Company. Alternative quotes may be available with an A- or better rated carrier upon your request.
- Coverage is being renewed through **Preferred Governmental Insurance Trust ("Preferred")**, which is as a Florida local government self-insurance fund established pursuant to Section 624.4622, Florida Statutes, as such **Preferred** is not rated by the AM Best Company.
- **Preferred** is not subject to the protections afforded by any state guaranty fund or association.
- The financial condition of insurance companies and other coverage providers including local government self-insurance funds like **Preferred** may change rapidly and that such changes are beyond the control of Brown & Brown.
- You should review the financial and membership information from **Preferred** and agree to abide by the conditions of membership established by **Preferred**.
- You should consider the information provided, including the **Preferred** coverage quote and coverage placement and review it with your accountants, legal counsel and advisors.

**Named Insured:** Harmony Community Development District  
**Line of Coverage(s):** Property, Inland Marine, General Liability, Public Officials and Employment Practices Liability, Cyber Liability, Automobile Liability, Automobile Physical Damage and Deadly Weapon  
**Policy Number(s):** PK FL1 0494010 21-16  
**Policy Period(s):** 10/1/2021 – 10/1/2022  
**Date of Notice:** 8/19/21

\* AM Best Rating Guide: Rating for Stability: A++ to F = Highest to lowest rating  
 Financial Size Category: XV to I - Largest to smallest rating

## Harmony Community Development District

<b>Guide to Bests Ratings</b>		
<b>Best Category</b>	<b>Rating</b>	<b>Description</b>
Secure	A++	Superior
Secure	A+	Superior
Secure	A	Excellent
Secure	A-	Excellent
Secure	B++	Very Good
Secure	B+	Very Good
Vulnerable	B	Fair
Vulnerable	B-	Fair
Vulnerable	C++	Marginal
Vulnerable	C+	Marginal
Vulnerable	C	Weak
Vulnerable	C-	Weak
Vulnerable	D	Poor
Vulnerable	E	Under Regulatory Supervision
Vulnerable	F	In Liquidation
Vulnerable	S	Rating Suspended
Not Rated	NR-1	Insufficient Data
Not Rated	NR-2	Insufficient Size and/or operating experience
Not Rated	NR-3	Rating Procedure Inapplicable
Not Rated	NR-4	Company Request
Not Rated	NR-5	Not Formally Followed
Rating Modifier	u	Under Review
Rating Modifier	q	Qualified
Affiliation Code	g	Group
Affiliation Code	p	Pooled
Affiliation Code	r	Reinsured

<b>Guide to Best's Financial Size Categories</b>		
Reflects size of	<b>I</b>	Less than \$1,000,000
insurance company	<b>II</b>	\$1,000,000 - \$2,000,000
based on their	<b>III</b>	\$2,000,000 - \$5,000,000
capital, surplus	<b>IV</b>	\$5,000,000 - \$10,000,000
and conditional	<b>V</b>	\$10,000,000 - \$25,000,000
reserve funds in	<b>VI</b>	\$25,000,000 - \$50,000,000
U.S. dollars.	<b>VII</b>	\$50,000,000 - \$100,000,000
	<b>VIII</b>	\$100,000,000 - \$250,000,000
	<b>IX</b>	\$250,000,000 - \$500,000,000
	<b>X</b>	\$500,000,000 - \$750,000,000
	<b>XI</b>	\$750,000,000 - \$1,000,000,000
	<b>XII</b>	\$1,000,000,000 - \$1,250,000,000
	<b>XIII</b>	\$1,250,000,000 - \$1,500,000,000
	<b>XIV</b>	\$1,500,000,000 - \$2,000,000,000
	<b>XV</b>	Greater than \$2,000,000,000

Public Risk Insurance Advisors always strives to place your coverage with highly secure insurance companies. We cannot, however, guarantee the financial stability of any carrier.





**SIGNATURE PAGE**

Policy#: PK FL10494010 21-16 Agenda Page #130



Named Covered Party: Harmony Community Development District

Effective: 10/01/2021

Termination: 10/01/2022

I hereby confirm that the limits/coverages as shown here, corresponding with the Coverage Agreement, are correct:

X	Property TIV: \$1,118,482
X	Inland Marine Blanket Unscheduled IM: \$140,000 Scheduled Inland Marine: \$122,679 Total All Inland Marine: \$262,679
N/A	Property TRIA (Terrorism Risk Insurance Act) coverage
N/A	Crime
X	General Liability Ratable Payroll: \$10,800
N/A	Law Enforcement Liability Officers: Not Included
X	Professional Liability Employees: 5
X X X	Automobile 2 Units - Auto Liability 2 Units - Comprehensive 2 Units - Collision
N/A	Stop Loss Aggregate: Not Included Applies to:
N/A	Excess Workers' Compensation Payroll: Not Included
N/A	I confirm that I have received a copy of Preferred's Current Interlocal Agreement (last amended October 1, 2004) and Amendment A (effective October 1, 2013).
N/A	I confirm having read and agreed to the terms as laid out in the attached Preferred Participation Agreement (which also requires a signature).

A signed copy of the following is also required where applicable: First Page of Preferred Application; Professional Liability Application; Uninsured Motorist Rejection/Election Form; SIR Signature Page.

Signature \_\_\_\_\_ Title \_\_\_\_\_

Name \_\_\_\_\_ Date \_\_\_\_\_

Coverage is provided by Preferred Governmental Insurance Trust

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

**SIGNATURE PAGE**

Policy#: PK FL10494010-21-16 Agenda Page #131



Named Covered Party: Harmony Community Development District

Effective: 10/01/2021

Termination: 10/01/2022

I hereby confirm that the limits/coverages as shown here, corresponding with the Coverage Agreement, are correct:

X	<b>Property</b> TIV: \$2,375,520
X	<b>Inland Marine</b> Blanket Unscheduled IM: \$140,000 Scheduled Inland Marine: \$122,679 Total All Inland Marine: \$262,679
N/A	<b>Property TRIA (Terrorism Risk Insurance Act) coverage</b>
N/A	<b>Crime</b>
X	<b>General Liability</b> Ratable Payroll: \$10,800
N/A	<b>Law Enforcement Liability</b> Officers: Not Included
X	<b>Professional Liability</b> Employees: 5
X X X	<b>Automobile</b> 2 Units - Auto Liability 2 Units - Comprehensive 2 Units - Collision
N/A	<b>Stop Loss Aggregate:</b> Not Included Applies to:
N/A	<b>Excess Workers' Compensation</b> Payroll: Not Included
N/A	I confirm that I have received a copy of Preferred's Current Interlocal Agreement (last amended October 1, 2004) and Amendment A (effective October 1, 2013).
N/A	I confirm having read and agreed to the terms as laid out in the attached Preferred Participation Agreement (which also requires a signature).

A signed copy of the following is also required where applicable: First Page of Preferred Application; Professional Liability Application; Uninsured Motorist Rejection/Election Form; SIR Signature Page.

Signature \_\_\_\_\_ Title \_\_\_\_\_

Name \_\_\_\_\_ Date \_\_\_\_\_

Coverage is provided by Preferred Governmental Insurance Trust

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Harmony Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 800 public entity members.

### Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

### What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

**Harmony Community Development District  
c/o Inframark  
313 Campus Street  
Celebration, FL 34747**

**Term: October 1, 2021 to October 1, 2022**

**Quote Number: 100121755**

**PROPERTY COVERAGE**

**SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

<b>COVERED PROPERTY</b>	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$1,088,482
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
<b>Inland Marine</b>	
Scheduled Inland Marine	\$262,679

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<b>Valuation</b>	<b>Coinsurance</b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>		
	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	2 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

<b>Special Property Coverages</b>		
<b>Coverage</b>	<b>Deductibles</b>	<b>Limit</b>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Included

\*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM \$8,936**

**Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile
X	Section II B1	Business Income	\$1,000,000 in any one occurrence
X	Section II B2	Additional Expenses	\$1,000,000 in any one occurrence
X	FIA 120	Active Assailant(s)	\$1,000,000 in any one occurrence

**CRIME COVERAGE**

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included



**AUTOMOBILE COVERAGE**

Coverages	Covered Autos	Limit	Premium
<b>Covered Autos Liability</b>	<b>1</b>	<b>\$1,000,000 \$0 Deductible</b>	<b>Included</b>
<b>Personal Injury Protection</b>	<b>5</b>	<b>Separately Stated In Each Personal Injury Protection Endorsement</b>	<b>Included</b>
<b>Auto Medical Payments</b>	<b>2</b>	<b>\$2,500 Each Insured</b>	<b>Included</b>
<b>Uninsured Motorists including Underinsured Motorists</b>	<b>2</b>	<b>\$100,000</b>	<b>Included</b>
<b>Physical Damage Comprehensive Coverage</b>	<b>7,8</b>	<b>Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.</b>  See item Four for Hired or Borrowed Autos.	<b>Included</b>
<b>Physical Damage Specified Causes of Loss Coverage</b>	<b>N/A</b>	<b>Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism</b>  See item Four for Hired or Borrowed Autos.	<b>Not Included</b>
<b>Physical Damage Collision Coverage</b>	<b>7,8</b>	<b>Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto</b>  See item Four for Hired or Borrowed Autos.	<b>Included</b>
<b>Physical Damage Towing And Labor</b>	<b>7</b>	<b>\$250 For Each Disablement Of A Private Passenger Auto</b>	<b>Included</b>

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit		\$1,000,000
	Per Claim	
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
 Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

- Media Content Services Liability
- Network Security Liability
- Privacy Liability
- First Party Extortion Threat
- First Party Crisis Management
- First Party Business Interruption
- Limit: \$100,000 each claim/annual aggregate



**PREMIUM SUMMARY**

**Harmony Community Development District  
c/o Inframark  
313 Campus Street  
Celebration, FL 34747**

**Term: October 1, 2021 to October 1, 2022**

**Quote Number: 100121755**

**PREMIUM BREAKDOWN**

Property (Including Scheduled Inland Marine)	\$8,936
Crime	Not Included
Automobile Liability	\$500
Hired Non-Owned Auto	Included
Auto Physical Damage	\$360
General Liability	\$4,675
Public Officials and Employment Practices Liability	\$3,775
<b>TOTAL PREMIUM DUE</b>	<b>\$18,246</b>

**IMPORTANT NOTE**

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

**2 Year Coverage Agreement Option:**

This quote covers two (2) annual twelve month periods, from 10/01/2021 12:00:00 AM to 10/01/2022 12:00:00 AM and from 10/01/2022 12:00:00 AM to 10/01/2023 12:00:00 AM. The following conditions apply in addition to all other conditions of this quote:

- A. All Aggregate limits reset for the period 10/01/2022 12:00:00 AM to 10/01/2023 12:00:00 AM. Losses applying to one annual coverage period will not erode the Aggregate Limits of another Annual Coverage Period.
- B. The premium for the period 10/01/2022 12:00:00 AM to 10/01/2023 12:00:00 AM will be determined based upon updated exposures for this period.
- C. Rates for the period 10/01/2022 12:00:00 AM to 10/01/2023 12:00:00 AM will be identical to those for the period commencing 10/01/2021 12:00:00 AM, with Premiums subject to the following:
  - 1) Changes to Scheduled Property, Inland Marine and Automobile
  - 2) Number of Employees

**Additional Notes:**

This Quote is Subject to the Receipt of a Completed Application and Favorable Loss Runs.



**PARTICIPATION AGREEMENT**  
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2021, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Harmony Community Development District

\_\_\_\_\_  
(Name of Local Governmental Entity)

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

\_\_\_\_\_  
Print Name

Witness By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2021

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



PROPERTY VALUATION AUTHORIZATION

Harmony Community Development District
c/o Inframark
313 Campus Street
Celebration, FL 34747

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

Table with 3 columns: Coverage Type, Amount, and Description. Includes Building and Content TIV (\$1,088,482), Inland Marine (\$262,679), and Auto Physical Damage (\$24,033).

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_



Property Schedule  
**Harmony Community Development District**

**Policy No.:** 100121755  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date Term Date	Building Value		Total Insured Value
	Roof Shape	Roof Pitch			Contents Value	Covering Replaced	
1	Buck Lake Dock		Waterfront structures	10/01/2021	\$195,000		\$195,000
	School House Road and Cat Brier Tr Harmony FL 34773			10/01/2022			
2	Swim Club (Pool House)		2003	10/01/2021	\$211,920		\$211,920
	7255 Five Oaks Drive Harmony FL 34773 Complex		Joisted masonry	10/01/2022			
					Metal panel		
3	Boat House		Waterfront structures	10/01/2021	\$45,193		\$45,193
	School House Road and Cat Brier Tr Harmony FL 34773			10/01/2022			
4	Pool		2003	10/01/2021	\$40,680		\$40,680
	7255 Five Oaks Drive Harmony FL 34773		Below ground liquid storage tank / pool	10/01/2022			
5	Pool Amenity Facility		2007	10/01/2021	\$182,370		\$182,370
	7124 Harmony Square Drive Harmony FL 34773 Complex		Joisted masonry	10/01/2022			
					Metal panel		
6	Pool		2007	10/01/2021	\$24,240		\$24,240
	7124 Harmony Square Drive Harmony FL 34773		Below ground liquid storage tank / pool	10/01/2022			
7	Lakeshore Park Restrooms		2003	10/01/2021	\$50,000		\$50,000
	School House Road and Cat Brier Tr Harmony FL 34773 Pyramid hip		Joisted masonry	10/01/2022			
					Metal panel		

Sign: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_



Property Schedule  
**Harmony Community Development District**

**Policy No.:** 100121755  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Const Type	Term Date		Contents Value	Roof Yr Blt
	Roof Shape	Roof Pitch							
8	Lift Station		Pump / lift station	10/01/2021	\$25,000		\$25,000		
	School House Road and Cat Brier Tr Harmony FL 34773			10/01/2022					
9	Splash Pad/Fountain		Pump / lift station	10/01/2021	\$150,000		\$150,000		
	3300 School House Rd Harmony FL 34773			10/01/2022					
10	Pedestrian Foot Bridge		Bridges	10/01/2021	\$37,500		\$37,500		
	3342 School House Rd Harmony FL 34773			10/01/2022					
11	Pedestrian Foot Bridge		Bridges	10/01/2021	\$37,500		\$37,500		
	3356 School House Rd Harmony FL 34773			10/01/2022					
12	Mobile Office		Modular classrooms / offices	10/01/2021	\$9,079		\$9,079		
	7370 Five Oaks Dr Harmony FL 34773			10/01/2022					
13	Walkway & Dock		Waterfront structures	2003	10/01/2021	\$40,000		\$40,000	
	3342 School House Rd Harmony FL 34773			10/01/2022					
14	Walkway & Dock		Waterfront structures	2003	10/01/2021	\$40,000		\$40,000	
	3356 School House Rd Harmony FL 34773			10/01/2022					
			<b>Total:</b>	Building Value \$1,088,482		Contents Value \$0		Insured Value \$1,088,482	

Sign: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_





## Harmony Community Development District

**Policy No.:** 100121755  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	Unscheduled IM Items (Max \$15,000 Per Item)		Other inland marine	10/01/2021 10/01/2022	\$140,000	\$1,000
2	MirroCraft Outfitter 16' Aluminum Boat 1/ 40hp Evinrude	MRR61212H304	Mobile equipment	10/01/2021 10/01/2022	\$8,311	\$1,000
3	Weeres Fish 16' Pontoon Boat w/Trailer	WRSF96036405	Mobile equipment	10/01/2021 10/01/2022	\$9,700	\$1,000
4	2016 Sun Tracker/Sig Bass Buggy 16'	BUJ24907C616	Mobile equipment	10/01/2021 10/01/2022	\$15,240	\$1,000
5	Lowe Roughneck 18' Welded Jon Boat w/2 Trolling Motors	R1860VT	Mobile equipment	10/01/2021 10/01/2022	\$9,760	\$1,000
6	Weeres Fish 20' Pontoon Boat w/Trailer	G405	Mobile equipment	10/01/2021 10/01/2022	\$13,265	\$1,000
7	2018 1860 Jon Tracker	BUJ25571D818	Mobile equipment	10/01/2021 10/01/2022	\$8,500	\$1,000
8	2019 Sun Tracker/Pontoon Boat	BUH94561J819	Mobile equipment	10/01/2021 10/01/2022	\$19,903	\$1,000
9	Stock Trailer 260C	POT22242	Rented, borrowed, leased equipment	10/01/2021 10/01/2022	\$38,000	\$1,000
<b>Total</b>					<b>\$262,679</b>	

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

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



Vehicle Schedule

**Harmony Community Development District**

**Policy No.:** 100121755  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model/Description	Department	AL Eff	Comp Ded	Comp Eff	Term	Value	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	GMC	TK15703		10/01/2021	\$1,000	10/01/2021	10/01/2021		\$24,033
1	2016	1GTN2LEH4GZ135455	Light Truck	10/01/2022	\$1,000	10/01/2021	10/01/2022	Actual cash value	\$24,033
								<b>Total</b>	<b>\$24,033</b>
								<b>APD Rptd</b>	<b>\$24,033</b>

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

**5B.**

**COPY**

Agenda Page #148

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

HARMONY – ASHLEY PARK  
7124 HARMONY SQUARE DR. S  
ST. CLOUD, FL. 34773

09/08/21

ATTN: GERHARD

RESURFACE POOL WITH EXPOSED QUARTZ FINISH, INSTALL NEW NON-SKID TILE ON THE WATERLINE AND STEPS. OPTIONAL EXTRAS TO INSTALL NEW TILE ON THE INSIDE BEAM, TO INSTALL NEW LED LIGHTING FIXTURES AND REPLACE TOP OF THE BEAM MARKER TILE STATIONS.

SCOPE OF WORK FOR POOL AREA

- DRAIN POOL
- CHIP OFF LOOSE AND DELAMINATED MATERIAL UP TO 150 SQ. FT
- DIAMOND SAW CUT AND BEVEL EXISTING FINISH APPROXIMATELY 1 ½'-2" WIDE, AROUND ALL WALL PENETRATIONS, (INCLUDING LIGHTS, MAIN DRAINS AND RETURN LINE FITTINGS, VACUUM LINES) AND NEXT TO TILE TO PROVIDE FULL DEPTH AND FLUSH INSTALLATION OF THE NEW FINISH
- CHIP AND REMOVE NEEDED SURFACE FROM GUTTER TO ACHIEVE 2" SLOPE FROM THE FRONT TO THE BACK OF THE GUTTER (PER STATE CODE)
- 4,000 PSI PRESSURE WASH ENTIRE POOL SURFACE
- ACID WASH
- RETILE THE WATERLINE INSTALL NEW 2"X6" SKID-RESISTANT TILE SET TO A 2" PITCH FROM THE FRONT TO THE BACK OF THE GUTTER (PER FBC 454)
- INSTALL NEW 2"X6" CONTRASTING SKID-RESISTANT STEP TILE ON STEPS (PER FBC 454)
- APPLY BOND KOTE TO PREPARE OLD SURFACE (COVERING FLOOR, GUTTER, AND WALLS)
- REPLACE THE 2 - 12" X 12" MAIN DRAIN FRAME AND GRATE WITH NEW VGBA APPROVED GRATE
- RESURFACE POOL WITH SMOOTH, MONOLITHIC LAYER OF EXPOSED QUARTZ FINISH (3/8" TO ½" THICK)
- REMOVE ALL WASTE FROM JOB
- REFILL POOL WITH YOUR WATER, COMPLETELY BALANCE THE WATER CHEMISTRY, START UP SYSTEM, INSTRUCT YOUR OPERATOR IN THE PROPER TECHNIQUE OF CARING FOR THE NEW FINISH

POOL RESURFACING

- LIMITED 5YR. MANUFACTURER WARRANTY (POOL FINISH ONLY) ALL OTHER MATERIALS AND LABOR 1 YEAR WARRANTY

TOTAL: \$20,425.00

801 Sawdust Trail  
Kissimmee, FL 34744



407-847-2771  
Fax 407-847-8242

[www.spiespool.com](http://www.spiespool.com)

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

OPTION #1:

- INSTALL 3 NEW 300W EQUIVALENT PENTAIR INTELLIBRITE LED LIGHTING FIXTURES IN EXISTING LIGHT NICHES. MANUFACTURER STATES AN 86% ENERGY COST SAVINGS.
- *(ANY WORK TO EXISTING LIGHTING SYSTEM, I.E. TRANSFORMERS, CONDUITS, BOND WIRE , ETC. ARE NOT INCLUDED. IF ANY ADDITIONAL WORK IS NEEDED, A PROPOSAL WILL BE PROVIDED BEFORE WORK IS COMPLETED.)*

TOTAL : \$2,730.00

OPTION #2:

- RETILE THE INSIDE BEAM. INSTALL NEW 6"X6" TILE WITH NEW DEPTH MARKER TILE IN EXISTING LOCATIONS.

TOTAL : \$2,645.00

OPTION #3:

- TOP OF THE BEAM MARKER. INSTALL NEW 6"X6" SKID-RESISTANT DEPTH AND INTERNATIONAL NO DIVING TILE IN EXISTING LOCATIONS.

TOTAL : \$1,070.00

**\*\*NOTE: THE POOL DECK AREA WILL NEED TO BE CLOSED WHILE THE REFINISHING IS BEING DONE.**

THE PROJECT WILL TAKE 10- 15 WORKING DAYS TO COMPLETE. WEATHER AND GROUNDWATER CONDITIONS MAY INCREASE THE LENGTH OF THE JOB. WE DO REQUIRE A PAYMENT SCHEDULE WITH A 50% DEPOSIT DUE UPON RECEIVING A COPY OF THE SIGNED CONTRACT AND THE REMAINING 50% DUE UPON COMPLETION AND SUBMITTAL OF OUR FINAL INVOICE. PLEASE HAVE AN AUTHORIZED PERSON SIGN THE QUOTE; RETURN AN EXECUTED SET TO US FOR CONVENIENT SCHEDULING OF THE WORK. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME.

\*THIS QUOTE IS GOOD FOR 30 DAYS  
ACCEPTED AND AGREED:

REGARDS,

DEREK SCHWAN  
PROJECT MANAGER  
SPIES POOL, LLC.  
CP C043205

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

OPTION #1 \_\_\_\_\_ OPTION #2 \_\_\_\_\_

OPTION #3 \_\_\_\_\_

801 Sawdust Trail  
Kissimmee, FL 34744



407-847-2771  
Fax 407-847-8242

**COPY**

Agenda Page #150

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

HARMONY SWIM CLUB  
3501 HARMONY SQUARE DR. E.  
ST. CLOUD, FL. 34773

09/08/21

ATTN: GERHARD

STRIP/R ESURFACE POOL WITH EXPOSED QUARTZ FINISH, STRIP EXISTING FINISH TO A SOUND SOLID SURFACE, INSTALL NEW NON-SKID TILE ON THE WATERLINE, SWIM LANES AND STEPS. INSTALL NEW TILE ON THE INSIDE BEAM WITH DEPTH MARKERS (PER FBC 454). OPTIONAL EXTRAS TO INSTALL NEW LED LIGHTING FIXTURES AND REPLACE TOP OF THE BEAM MARKER TILE STATIONS.

SCOPE OF WORK FOR POOL AREA

- DRAIN POOL
- CHIP OFF AND REMOVE EXISTING POOL FINISH AND TILE TO ORIGINAL SOUND SOLID SURFACE TO PROPERLY BOND THE NEW FINISH.
- 4,000 PSI PRESSURE WASH ENTIRE POOL SURFACE
- ACID WASH
- RETILE THE WATERLINE INSTALL NEW 2"X6" SKID-RESISTANT TILE SET TO A 2" PITCH FROM THE FRONT TO THE BACK OF THE GUTTER (PER FBC 454)
- RETILE THE INSIDE BEAM. INSTALL NEW 6"X6" TILE WITH NEW DEPTH MARKERS (PER FBC 454)
- INSTALL NEW 2"X6" CONTRASTING SKID-RESISTANT STEP TILE ON STEPS (PER FBC 454)
- INSTALL TWO NEW 2"X2" DARK CONTRASTING SKID-RESISTANT TILED SWIM LANES LIKE EXISTING (PER FBC 454)
- APPLY BOND KOTE TO PREPARE OLD SURFACE (COVERING FLOOR, GUTTER, AND WALLS)
- REPLACE THE 2 - 12" X 12" MAIN DRAIN FRAME AND GRATE WITH NEW VGBA APPROVED GRATE
- RESURFACE POOL WITH SMOOTH, MONOLITHIC LAYER OF EXPOSED QUARTZ FINISH (3/8" TO 1/2" THICK)
- REMOVE ALL WASTE FROM JOB
- REFILL POOL WITH YOUR WATER, COMPLETELY BALANCE THE WATER CHEMISTRY, START UP SYSTEM, INSTRUCT YOUR OPERATOR IN THE PROPER TECHNIQUE OF CARING FOR THE NEW FINISH

POOL RESURFACING

- LIMITED 5YR. MANUFACTURER WARRANTY (POOL FINISH ONLY) ALL OTHER MATERIALS AND LABOR 1 YEAR WARRANTY

TOTAL : \$62,992.00

801 Sawdust Trail  
Kissimmee, FL 34744



407-847-2771  
Fax 407-847-8242

[www.spiespool.com](http://www.spiespool.com)

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

OPTION #1:

- INSTALL 4 NEW 300W EQUIVALENT PENTAIR INTELLIBRITE LED LIGHTING FIXTURES IN EXISTING LIGHT NICHES. MANUFACTURER STATES AN 86% ENERGY COST SAVINGS.
- *(ANY WORK TO EXISTING LIGHTING SYSTEM, I.E. TRANSFORMERS, CONDUITS, BOND WIRE, ETC. ARE NOT INCLUDED. IF ANY ADDITIONAL WORK IS NEEDED, A PROPOSAL WILL BE PROVIDED BEFORE WORK IS COMPLETED.)*

TOTAL : \$2,840.00

OPTION #2:

- TOP OF THE BEAM MARKER. INSTALL NEW 6"X6" SKID-RESISTANT DEPTH AND INTERNATIONAL NO DIVING TILE IN EXISTING LOCATIONS.

TOTAL : \$2,410.00

**\*\*NOTE: THE POOL DECK AREA WILL NEED TO BE CLOSED WHILE THE REFINISHING IS BEING DONE.**

THE PROJECT WILL TAKE 15-20 WORKING DAYS TO COMPLETE TILE AND PLASTER. FILLING, BALANCING CHEMICALS, BRUSHING, FILTERING, AND HEATING OF POOL WATER WILL TAKE APPROXIMATELY 1 WEEK FROM THE TIME WORK IS COMPLETED, WEATHER AND GROUNDWATER CONDITIONS MAY INCREASE THE LENGTH OF THE JOB. WE DO REQUIRE A PAYMENT SCHEDULE WITH A 50% DEPOSIT DUE UPON RECEIVING A COPY OF THE SIGNED CONTRACT AND THE REMAINING 50% DUE UPON COMPLETION AND SUBMITTAL OF OUR FINAL INVOICE. PLEASE HAVE AN AUTHORIZED PERSON SIGN THE QUOTE; RETURN AN EXECUTED SET TO US FOR CONVENIENT SCHEDULING OF THE WORK. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME.

\*THIS QUOTE IS GOOD FOR 30 DAYS ACCEPTED AND AGREED:

REGARDS,

DEREK SCHWAN  
PROJECT MANAGER  
SPIES POOL, LLC.  
CP C043205

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

OPTION #1 \_\_\_\_\_ OPTION #2 \_\_\_\_\_

801 Sawdust Trail  
Kissimmee, FL 34744



407-847-2771  
Fax 407-847-8242

## **Sixth Order of Business**



**6A.**

**6A.ii.**

# Proposal



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

Date	Proposal #
09/13/2021	5912

**Submitted To****Harmony CDD**

Gerhard van der Snel  
 210 North University Drive Suite 702  
 Coral Springs, FL 33071

**Project**

Harmony CDD  
 7360 Five Oaks Dr.  
 Harmony, FL 34773

**Scope**

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

**Sod**

Location: Dagoon Lily Pocket Park  
 Removal of declining Jasmine and install new sod on both sides of the park. Sidewalk to curb.

Description	Quantity	Unit	Price
St Augustine Floratam Sod	1,200.00	1sF	1,860.00
<b>Subtotal Sod</b>			1,860.00
<b>Project Total</b>			\$1,860.00

Harmony CDD

**Proposal # 5912**

**Project Total**

\$1,860.00

**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>9/13/2021</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.**

**6A.iii.**

## IRRIGATION EVALUATION

Cost Categories	In-house Irrigation Services	Servello's Irrigation Services	Overall Savings Realized
	April 1 to Sept 30, 2020	April 8 to Sept 30, 2021	
<b>IN-HOUSE</b>			
Materials, Parts, Tools	\$ 5,810.38		
Labor and overhead (1.5 FTE for 6 months)	\$ 30,000.00		
Vehicles*	???????	\$ -	
Storage for parts, materials, tools, tractor, and vehicles (\$90/mo for storage container)	\$ 540.00	\$ -	
<b>SERVELLO</b>			
Monthly Servicing		\$ 13,200.00	
Labor, materials, parts		\$ 8,467.53	
<b>TOTAL</b>	<b>\$ 36,350.38</b>	<b>\$ 21,667.53</b>	<b>\$ 14,682.85</b>
	Not including vehicles		
<b>Toho Water Billing</b>	<b>In-House</b>	<b>Servello</b>	
	April 12 to Aug 16, 2020	April 19 to Aug. 18, 2021	
	\$ 62,089.43	\$ 39,708.42	<b>\$ 22,381.01</b>
<b>TOTAL SAVINGS</b>			<b>\$ 37,063.86</b>

\*UTV for irrigation staff member and Tractor which was purchased for irrigation excavations @ \$22k+: maintenance and depreciation costs need to be included but are unavailable at this time.

## **Seventh Order of Business**

**7A.**



**7Ai.**



## PROJECT MEMORANDUM

**To:** Harmony Community Development District Board of Supervisors

**From:** David Hamstra, P.E., CFM *DWH*  
District Engineer

**Date:** September 22, 2021

**Re:** Harmony Community Development District

**Subject:** District Engineer Report #3

---

The purpose of this project memorandum is to briefly describe current and upcoming assignments.

### Dog Park

On Thursday, August 19, 2021, a pre-construction meeting took place with the Contractor (Jason Junnila with Chapco Fence), Inframark (Brett Perez and Gerhard van der Snel), Pegasus Engineering (David Hamstra), and the County Inspector (Eric Parramore). At the conclusion of the pre-construction meeting, the County Inspector issued a permit card to be located on-site with the permit box (refer to Attachment "A"). Also, during the August 26, 2021 Community Development District Board of Supervisors meeting, the revised proposal from Chapco Fence was approved, as well as the proposal from Inframark for the concrete work. Currently, Pegasus Engineering (David Hamstra) is coordinating with Chapco Fence to secure a construction start date and project schedule and coordinating with Inframark (Brett Perez) regarding the current concrete work.

### Five Oaks Drive Crosswalk

During the August 26, 2021 Community Development District Board of Supervisors meeting Inframark's proposal was approved to install the concrete approaches and ramps since KoPac Construction and Engineering was non-responsive to revise their prior proposal to include the requested additional work. Inframark began construction of the concrete work the week of September 20, 2021. Afterwards, the County will relocate the Five Oaks Drive crosswalk from U.S. Highway 192 / 441 to the new location at Dark Sky Drive / Milkweed Lane.

### **Reserve Study**

On Saturday, September 4, 2021, Pegasus Engineering (David Hamstra) coordinated with the Chairman and Gerhard van der Snel to finalize and submit the Infrastructure and Asset List to Florida Reserve Study and Appraisals (Steve Swartz). On Tuesday, September 21, 2021, Reserve Specialist (Steve Swartz) issued an email to Inframark (Brett Perez and Gerhard van der Snel), the Chairman, and Pegasus Engineering (David Hamstra) containing follow-up questions in order to continue preparing the draft Reserve Study.

### **Footbridge Repairs**

On Saturday, September 11, 2021, Pegasus Engineering (David Hamstra) conducted a site inspection of both footbridges. On Sunday, September 12, 2021, Pegasus Engineering (David Hamstra) prepared and issued an email to the Contractor noting several deficiencies (refer to Attachment "B"). On Wednesday, September 15, 2021, Pegasus Engineering (David Hamstra) and Inframark (Gerhard van der Snel) met with the Contractor (Greg Guettler with Dock-Ters Marine Construction) to discuss the requested repairs and modifications. It is my understanding that the requested repairs will take place this week or next week.

### **Garden Road and RV Parking Lot**

The weeks of August 22, 2021 and August 29, 2021, Pegasus Engineering (Greg Teague) prepared conceptual construction plans and a conceptual cost estimate for Garden Road from Five Oaks Drive to the entrance of the RV Storage area. On August 31, 2021, Pegasus Engineering (Greg Teague) issued a Notice-to-Proceed and subconsultant agreement to Johnston's Surveying to provide additional utility locates and supplemental topography. On Monday, September 20, 2021, Pegasus Engineering (David Hamstra) received the preliminary Supplemental Survey Drawings from Johnston's Surveying.

Currently, Pegasus Engineering is coordinating with Osceola County and Florida Gas Transmission (FGT) regarding the typical roadway section, as well as Toho Water Authority regarding the proposed water main.

### **Cherry Hill Rear Yard Swale Repairs**

The District Attorney (Tim Qualls) issued a letter to the owners at 3170 Dark Sky Drive requesting the rear yard swale issue be addressed. On Tuesday, September 14, 2021, Pegasus Engineering (David Hamstra) issued an email to Mr. Nelson (one of the owners) outlining the required steps to resolve this matter (refer to Attachment "C").

### **Billy's Trail**

On Thursday, August 19, 2021, Inframark (Brett Perez and Gerhard van der Snel) and Pegasus Engineering (David Hamstra) conducted an on-site meeting / site inspection with Supervisor Leet to assess the current conditions of the trail and identify improvements.

### **Sidewalk Maintenance Program**

The weeks of September 13, 2021 and September 20, 2021, Pegasus Engineering (Donny Greenough) prepared a Sidewalk Inventory Exhibit to support Gerhard van der Snel's proposed sidewalk maintenance program.

### **Neighborhoods C-1 and C-2 Milling and Resurfacing Alleyways**

Pegasus Engineering (Greg Teague) shall begin preparing a scope of work and a bid schedule as well as an "Instruction to Bidders" document in order to solicit bids for the proposed work from qualified contractors after September 30, 2021.

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"

---

County Approved  
Permit Card for  
Site Construction

---

# APPROVED FOR SITE CONSTRUCTION

**Project Name:** Harmony Dog Park

**Project Number:** SDP21-0086 **Agent:** Boyd Civil Engineering

**SITE:** X **SUBDIVISION:** **RIGHT-OF-WAY:** **OTHER:**

**Permit Number:** SDP21-0086 **Issued:** 08-19-2021 **Expires:** 08-19-2024

**Clearing Permit #:** **Inspector:** Eric Parramore

**MUST BE POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE DURING CONSTRUCTION.**

---

**OSCEOLA COUNTY GROWTH MANAGEMENT  
DEVELOPMENT REVIEW INSPECTION (407)742-0246**

---

# Attachment “B”

---

## Footbridge Repairs

---

## David Hamstra

---

**From:** David Hamstra  
**Sent:** Sunday, September 12, 2021 11:23 AM  
**To:** greg\_orl\_fl@yahoo.com  
**Cc:** Montagna, Angel; Perez, Brett; Van der Snel, Gerhard; Teresa Kramer; Greg Teague; Tim Qualls  
**Subject:** Footbridge Repairs | Harmony CDD  
**Attachments:** Bridge Repair RFP.pdf; Bridge Repair RFP.pdf; Harmony Bridge Scope Detail.pdf; Proposed Change Order (08-16-21).pdf

**Importance:** High

Good Morning Greg,

By way of introduction, I serve as the District Engineer for the Harmony CDD. Although I am not the engineer-of-record for the Bridge A and B repairs, I have been asked to oversee the construction since Mr. Steve Boyd is no longer involved.

That said, I conducted a site inspection yesterday afternoon of both footbridge repairs. My focus was the flowable fill work, and sidewalk gaps and voids, and the #57 stone installation.

The following are my observations and comments and I welcome your responses to ensure that the final improvements will meet the requested scope of work:

- 1) It does not appear that form work was utilized at the end of the concrete approaches to ensure that the flowable fill occupied all the void space underneath the approaches. I was able to insert objects several inches into the openings of the patch work and don't feel confident that there is flowable up against and directly underneath the concrete approaches.
- 2) In regard to the south end of Bridge A, I measured 3 to 6-inches of void space underneath the concrete sidewalks at the 1.25-inch gap between the approach and the trash can slab.
- 3) With respect to the #57 stone, I measured thicknesses between 1-inch to 3-inches, not the 6-inches noted on Boyd's cross-section or contained in the bid form. Also, as you are aware, the requested geotextile material was not installed.
- 4) Lastly, what is the status of the sealant once the flowable fill issue is resolved?

Provide Inframark responses to these observations and how they will be properly addressed, as well as a schedule so Inframark staff or myself can be present.

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)



---

# Attachment “C”

---

3170 Dark Sky Drive

---

## David Hamstra

---

**From:** David Hamstra  
**Sent:** Tuesday, September 14, 2021 10:35 PM  
**To:** Van der Snel, Gerhard; nelsone@hotmail.com  
**Subject:** 3170 Dark Sky Drive Swale | Harmony CDD

Good Evening Mr. Nelson,

In regards to the swale issue located along your rear property line, I suggest the following steps in order to resolve this matter:

1. Have a surveyor provide spot elevations within the center of the rear yard swale located behind your property, as well as the neighbors on both sides of you.
2. Please provide me a copy of the survey elevations so I may assist your contractor regarding the required limits of the swale improvements.
3. Assuming there is a slight high point between the swale in your rear yard and the swale to neighbor south of you, we'll need the contractor to re-grade the swale between to ensure that water in the swale can flow from south to north without ponding.
4. Once the swale is regraded and resodded, please have the surveyor confirm the bottom elevations.

If your surveyor or contractor has any questions they can call me directly at 407-247-0003.

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)



---

**From:** Van der Snel, Gerhard <Gerhard.Vandersnel@inframark.com>  
**Sent:** Tuesday, September 14, 2021 11:13 AM  
**To:** nelsone@hotmail.com  
**Cc:** David Hamstra <david@pegasusengineering.net>  
**Subject:** Swale

Hi Eric,

Hope you and your family are doing well.

I have been notified, you have contacted the district office to get a better understanding on what needs to be done on the slope of the end of your property.

The CDD engineer is copied on this email. I will be happy to meet you once we have a solid answer from the CDD engineer on what needs to be done to restore the water drainage.

Thanks.

Kind regards,

Gerhard van der Snel.  
Field Supervisor

Inframark LLC.

Office Location.  
7360 Five Oaks Dr  
Harmony FL 34773  
Cell 407-837-8734

**7Aii**



September 22, 2021

MSC-22055

Mr. Angel Montagna  
Regional Manager  
Harmony Community Development District  
313 Campus Street  
Celebration, Florida 34747

**Re: Harmony Community Development District  
Fiscal Year 2021/2022 District Engineer Services**

Dear Angel:

The purpose of this proposal is to respectfully request authorization to provide professional engineering services associated with the above referenced community. Specifically, to perform the following services during Fiscal Year 2021/2022 (through September 30, 2022):

1. Prepare for and attend the monthly Harmony Community Development District (CDD) Board of Supervisors meetings.
2. Prepare for and conduct field reviews with the CDD Board Members and/or Inframark Management Services to investigate known problem areas and/or evaluate potential areas in need of repairs (e.g., localized flooding of County roads, failing infrastructure, etc.).
3. Update the Stormwater Infrastructure Exhibit which depicts the primary (stormwater ponds and outfall systems) and secondary (inlets and storm sewer pipes) stormwater systems within the Harmony Community. The Stormwater Infrastructure Exhibit will continue to be updated based on permitted construction plans, as-built drawings, surveys, and field reviews.
4. Assist the CDD Board Members and/or Inframark with current projects (e.g., foot bridge improvements, Garden Road, sidewalk maintenance program, milling and resurfacing of alleyways, RV / Boat Storage Area, etc.).

Mr. Angel Montagna  
September 22, 2021  
Page 2

5. Coordinate with subconsultants (e.g., surveyors, geotechnical engineers, and environmental scientist) to provide services requested by the CDD (e.g., perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).
6. Prepare conceptual plans and cost estimates in order to solicit / request bids from qualified general contractors.

The above described services will be performed for an hourly not-to-exceed fee amount of **\$50,000** (refer to the attached Hourly Rate Sheet). Reimbursable expenses, such as mileage, photocopies, and plotting of drawings and exhibits, as well as requested subconsultant services, incurred in connection with the above described work, will be invoiced separately from the labor costs.

We sincerely appreciate the opportunity to continue service as the Harmony CDD District Engineer. If you have any questions, please contact me directly at 407-992-9160, extension 309, or by email at [david@pegasusengineering.net](mailto:david@pegasusengineering.net).

Respectfully,

PEGASUS ENGINEERING, LLC

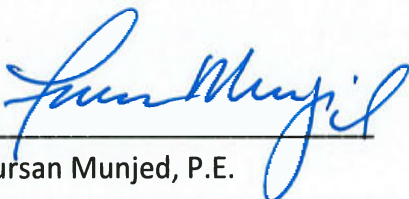


David W. Hamstra, P.E., CFM  
Stormwater Department Manager

Mr. Angel Montagna  
September 22, 2021  
Page 3

**Harmony Community Development District  
Fiscal Year 2021/2022 District Engineer Services**

Approved for Pegasus Engineering, LLC

	Principal _____	September 22, 2021 _____
Fursan Munjed, P.E.	Officer's Title	Date

This Proposal is hereby accepted and authorization to proceed is hereby given.  
(Please return one executed copy of this proposal for our Pegasus Engineering records).

_____	_____	_____
Authorized Signature	Officer's Title	Date

---

# Attachment “A”

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## Hourly Rate Sheet

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**7B.**

**7Bi.**

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

216 South Monroe Street  
Tallahassee, Florida 32301

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

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

**Harmony General Counsel Report**

- I. Davey Matter- Dismissal Filed by Harmony CDD, not yet filed by Davey. We have followed up several times. We do not anticipate any intent for Davey to renege on its commitment and we have a written agreement executed by Davey.
- II. Servello Contract Extension- Executed
- III. Letter Concerning Swale- Sent to homeowner. (Attached)
- IV. Update on Workshop Action Items
  - a. Tree Policy
  - b. *Other*
- V. Update on work to obtain refund from Straightline Fencing of deposit- A deposit of \$8,800 was paid by your District to Straightline Fencing for work which was never initiated due to some permitting complications. Contractor has indicated that the funds were utilized for purchase of materials. When we made inquiry as to whether the materials could be furnished to the District, Contractor indicated that the deposit only covered a portion of the materials needed for the job. The contractor indicated he is willing to provide services and finish the job, or, upon payment of the remaining amount (Approx. \$4,000) to furnish the materials to the District.
- VI. Easement Access Agreement- to be provided under separate cover after the workshop.
- VII. Change Order Policy Update- Update to be provided at the Board of Supervisors Meeting.
- VIII. Update on Potential Meeting Space at First Nature Ranch, Inc. We are working on obtaining a formal written opinion from the Florida Commission on Ethics.

**7Bi.c**

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

216 South Monroe Street  
Tallahassee, Florida 32301

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

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

September 7, 2021

Mary Kay Coleman  
Katrina Nelson  
Eric Nelson  
3170 Dark Sky Drive  
Harmony, Florida 34773

RE: Notice of Improper Storm Water Drainage

Dear Homeowner(s):

As you are aware, Harmony Community Development District (the "District") is responsible for the continued operation and maintenance of the master drainage infrastructure, and it is the District's goal to provide positive drainage for streets, parks and neighborhoods. This notice is regarding the improper grading of the swale leading to water impounds behind adjacent properties.

It has come to the attention of the District Engineer, that there is a over abundance of water being impounded behind properties caused by a pool contractor not properly grading the swale at 3170 Dark Sky Drive.

Please coordinate with the pool contractor to properly regrade and sod the swale to allow the runoff water to flow from east to west. If not done within fourteen (14) days, the District will outsource a contractor for the necessary steps to be taken to correct the problem and a bill for the correction will be sent to the homeowner(s) of 3170 Dark Sky Drive.

Should you have any questions, please call the District Manager at (407) 566-1935.

Sincerely,



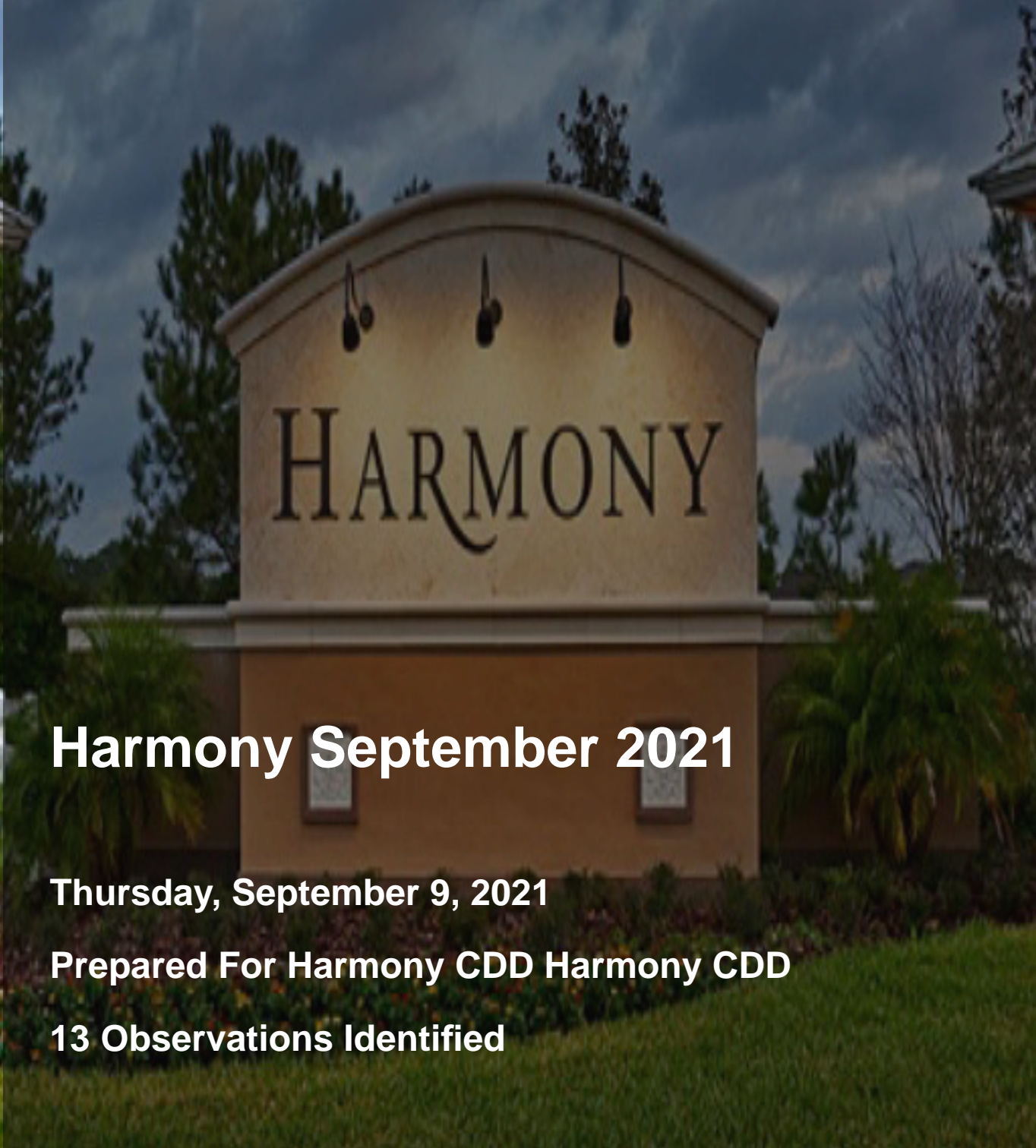
Timothy R. Qualls, Esq.  
General Counsel for Harmony CDD

TRQ/

**7C.**

**7Ci.**





HARMONY

## **Harmony September 2021**

**Thursday, September 9, 2021**

**Prepared For Harmony CDD Harmony CDD**

**13 Observations Identified**



### Observation 1

Play area Lakeshore park needs complete refurbish concerning rust and new paint. 2 week project.



### Observation 2

Pressure wash Human Sundial.



### Observation 3

Clean light fixtures Ashley Park pool



Observation 4  
Replace cap water spigot unit at Town square.



Observation 5  
Add rope to flag pole at Town Square Cherry picker needed



Observation 6  
Remove wall plugs and caulk and paint in similar color at swim club bathroom



Observation 7  
Replace ADA mirror at swim club handicap stall



Observation 8  
Paint below pergola at swim club in matching color



Observation 9  
Refurbish and paint gate to kiddie pool.



Observation 10  
Refurbish gate to kiddie pool



Observation 11  
Remove rust stains from trash receptacles at Swim Club.



Observation 12  
Paint fence at Swim club



Observation 13  
Overall furniture of swim club and Ashley park  
needs attention.

A handwritten signature in black ink, appearing to be 'G van der Snel'.

Gerhard van der Snel  
Inframark

**7Cii.**





Date	Resident	Time	M	W	F	S	Total	20'	16'	16'	18'	Tracker	Carr	Age	Rel	Page	#102		
			Th	S	Pass	Pont	Pont	SunTrk	Bass	Bass									
8/29/2021	Rogelio Cordero	9:00 - 1:00 PM				X	1											X	
8/29/2021	Rogelio Cordero	9:00 - 1:00 PM				X	1											X	
8/29/2021	Rogelio Cordero	9:00 - 1:00 PM				X	1											X	
8/29/2021	Rogelio Cordero	9:00 - 1:00 PM				X	1											X	
8/29/2021	william turner	1:00 - 4:00 PM				X	4			X									
8/29/2021	Alexandra Morales	1:00 - 4:00 PM				X	5	X											
8/29/2021	David Bronson	1:00 - 4:00 PM				X	3	X											
8/29/2021	Barry Unterbrink	2:00 - 3:30 PM				X	2							X					
8/30/2021	William Garard	9:00 - 12:00 PM	X				1				X								
9/1/2021	Scott Marlega	1:00 - 4:00 PM					5	X											
9/2/2021	David Albert	7:30 - 10:30 AM					3	X											
9/4/2021	Daniel Sprague	7:30 - 10:30 AM					4	X											
9/4/2021	Samuel Gates	7:30 - 10:30 AM					3			X									
9/4/2021	Aaron Asbra	12:00 - 2:00 PM					2							X					
9/4/2021	Aaron Asbra	12:00 - 2:00 PM					2							X					
9/4/2021	Richard Sanchez	1:00 - 4:00 PM					8	X											
9/4/2021	David Bronson	1:00 - 4:00 PM					3	X											
9/5/2021	Donald Rice	7:30 - 10:30 AM				X	2		X										
9/5/2021	Andrew Crawford	7:30 - 10:30 AM				X	3	X											
9/5/2021	Priscilla Posada	1:00 - 4:00 PM				X	6			X									
9/5/2021	Daniel Sprague	1:00 - 4:00 PM				X	4	X											
9/8/2021	William Gest	8:00 - 9:00 AM					1				X								
9/9/2021	David Albert	7:30 - 10:30 AM					2	X											
9/11/2021	jason herrman	7:30 - 10:30 AM					2						X						
9/11/2021	christopher bontya	1:00 - 4:00 PM					7	X											
9/11/2021	Richard Sanchez	1:00 - 4:00 PM					6			X									
9/12/2021	David Albert	7:30 - 10:30 AM				X	8	X											
9/12/2021	Donald Rice	7:30 - 10:30 AM				X	2			X									
9/12/2021	gustav erikson	8:00 - 11:00 AM				X	3						X						
9/12/2021	Jason Lewis	10:00 - 1:00 PM				X	3				X								
9/12/2021	David Bronson	1:00 - 4:00 PM				X	3	X											
9/12/2021	Debra Fuentes	1:00 - 4:00 PM				X	6			X									
			6	28	225	26	3	22	5	3	3	5							
							<b>Total Passengers:</b>												
							225												
							<b>Total Trips:</b>												
							67												



## **Eighth Order of Business**

**8B.**

**From:** [Montagna, Angel](#)  
**To:** [Teresa Kramer](#); [Slaughter, Mona](#); [Gargaro-Fissell, Christine](#)  
**Cc:** [Yevich, Julie](#)  
**Subject:** Buy Back - Cell Phones - Harmony  
**Date:** Monday, September 20, 2021 2:21:56 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
**Importance:** High

---

Hi –

Please see the information below regarding the Verizon phones.

Mona/Christy – Please include Julie’s email in the agenda under that topic. I will have some additional information as well shortly.

Thank you – Angel

**Angel Montagna, LCAM** | District Manager



2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 33544  
(M) 813.576.9748 | [www.inframarkims.com](http://www.inframarkims.com)

**SUPERVISORS, PLEASE DO NOT REPLY TO ALL AS THIS COULD BE A VIOLATION OF THE FLORIDA SUNSHINE PROVISIONS.**

*Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply “to all”.*

 **Go Green: Please do not print this e-mail unless you really need to!**

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**From:** Yevich, Julie <Julie.Yevich@inframark.com>  
**Sent:** Monday, September 13, 2021 4:18 PM  
**To:** Montagna, Angel <Angel.Montagna@inframark.com>  
**Subject:** RE: Purchase Order 33817 from Lynx Buy Back, LLC.  
**Importance:** High

Hi – Here’s what I’ve been able to get.

There are five (5) 64gb iPhone 11

There is one (1) 264gb iPhone 11

Decluttr's offer: \$351.00/64gb iPhone 11 and \$401/256gb iPhone 11

Total for all would be \$2,156.00 with free shipping

Its Worth More (IWM) offers: \$371/64gb iPhone 11 & \$402/256gb iPhone 11

Total for all would be \$2,256.00 with free shipping

BuyBackBoss offers: \$320/64gb iPhone 11 & \$395/256gb iPhone 11

Total for all would be \$1,995 with free shipping

Lynx offered \$300/64gb iPhone 11 & \$350/256gb iPhone 11

Total for all would be \$1,850 with free shipping.

**PLEASE NOTE THAT THE LONGER THEY WAIT THE MORE THEY DEPRECIATE!**

**PLEASE DO NOT REPLY ALL IN ORDER TO AVOID A POSSIBLE SUNSHINE VIOLATION**

Julie Yevich, LCAM, CMCA, AMS | Assistant District Manager



313 Campus Street | Celebration, FL 34747

(M) (407)818-6026 | [www.inframarkims.com](http://www.inframarkims.com)

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