

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Harmony Community Development District was held on Thursday, December 16, 2021 at 6:00 p.m. at the Jones Model Home, 3285 Songbird Circle, St. Cloud, Florida 34773

Present and constituting a quorum were:

Teresa Kramer		Chairperson
Daniel Leet	(via ZOOM)	Vice Chairperson
Steve Berube		Assistant Secretary
Kerul Kassel	(via ZOOM)	Assistant Secretary
Mike Scarborough		Assistant Secretary

Also present were:

Angel Montagna	District Manager
Brett Perez	Area Field Director
Tim Qualls	District Counsel
David Hamstra	District Engineer
Pete Betancourt	Servello
Vincent Morrello	Field Director
Julie Yevich	Assistant District Manager

CHAIRWOMAN OPENING REMARKS

Supv Kramer: Good evening, everyone. Thank you for joining us this evening. This is the December regular meeting of the Harmony CDD. I want to welcome everybody here that is in attendance. First item on our agenda is a roll call.

FIRST ORDER OF BUSINESS

CALL TO ORDER/ROLL CALL

Supv Kramer: *Called the meeting to order and called the roll.*

The record will reflect a full Board, with a quorum present locally.

SECOND ORDER OF BUSINESS

AUDIENCE COMMENTS

Supv Kramer: The next item on our agenda is audience comments; but before we get started with audience comments, I do want to make a note about the full agenda package that's on the internet. There's a page four in that packet that's in error. So please, if you were confused about that, please disregard that. The second item on our agenda is audience comments. Again, this is a chance for anyone in the audience to provide comments or concerns. We ask you to limit it to a maximum of three minutes. Do we have any request for audience comments?

Ms. Montagna: I didn't receive any.

Supv Kramer: Would any of our audience like to make any comments this evening? No? Hearing none, we'll move on to the third item on our agenda.

THIRD ORDER OF BUSINESS

SUBCONTRACTOR REPORTS

A. SERVELLO

• **LANDSCAPE MAINTENANCE**

Supv Kramer: Under contractor's reports, we'll welcome Mr. Betancourt.

Mr. Betancourt: I've been working on irrigation all week.

Supv Kramer: Let me give you a microphone.

Mr. Betancourt: I'm sure everybody's noticed the annuals are out.

Supv Kramer: Yes.

Mr. Betancourt: They are coming in tomorrow. Seven o'clock in the morning, they're going to put in the new ones. The crew has been working on leaf pickup and cutting back the grasses. Unfortunately, they weren't able to weed eat the remaining ponds. I had to move the schedule around a little bit to accommodate for the leaf pickup. But it will be done the last week of December.

Supv Kramer: And that will be the....

Mr. Betancourt: The 27th.

Supv Kramer: Good.

Mr. Betancourt: Yeah.

Supv Kramer: End of December.

Mr. Betancourt: The end of December.

Supv Berube: You're flying solo.

Mr. Betancourt: Oh yeah. How unusual.

Supv Kramer: All right.

Supv Berube: Your manager didn't want to show up and get his Christmas ruined?

Mr. Betancourt: He didn't have a cookie.

Supv Kramer: He didn't have a cookie. That's okay. We're not supposed to eat in Board meetings anyway until later on.

Mr. Betancourt: Irrigation wise...Clock fourteen. Happy to report, it's up and running.

Supv Kramer: Up and running. All right. And what does clock fourteen run?

Mr. Betancourt: Schoolhouse, Buck Lane pocket park. That whole area.

Supv Kramer: I saw you working on it yesterday.

Mr. Betancourt: Yeah. There are a few broken heads here and there. I'm going to fix those. So, next week, because Friday I have a management meeting in DeBary, I'll get to work on that. There are a few rooted sprinkler heads that might need proposals up for NTEs. I know there's one by a white picket fence not far from Steve's house. There's a root about this big covering it. So that's probably going to be an NTE.

Supv Kramer: So we will look for it.

Mr. Betancourt: Yeah. But it's up and running. It's getting water.

Supv Kramer: I have a quick question, there is a meter at 7500 Five Oaks Drive. That was the one that was cut off while they were doing all the work. Now they have reconnected it and, last couple months, we've been seeing rather high bills from that. I don't know if we can have TOHO come out and take a quick look at it and make sure it's functioning or if the meter's functioning properly.

Mr. Betancourt: Where's that meter?

Supv Berube: 7500 Five Oaks.

Supv Kramer: It's very close to the Lakes Clubhouse. They cut it off during construction for the (Enclaves at the) Lakes. And they have reconnected it, put a new meter in like a month or two ago. And since then, it's been coming up in the thousands of dollars range which just –

Mr. Betancourt: 7500 Five Oaks?

Supv Kramer: 1500.

Mr. Betancourt: That's the address. You said was 7500.

Supv Kramer: Yes.

Mr. Betancourt: 7500 would be the field –

Supv Berube: The end. It's on the clubhouse side. Basically, closer to the clubhouse or between the clubhouse and the Enclave entrance. And when they built that entrance, I think they moved the meter. Something happened. The meter was going to under pavement or something. They found out, because they dug up the ground and get it prepared. Pull up the wires, pull up the pipes, traced it back. The meter's going to be here. And there was conversation and Gerhardt said, "*Well, we can't leave them.*" They were going to pave over it. None of them, I mean, you can't do that. So, at some point, that shifted back to the meter you're talking about now.

Supv Kramer: Right.

Mr. Betancourt: We have no idea what happened in the ground. Because JR Davis just fixed it, I think. Somebody fixed it.

Supv Kramer: Well, not JR Davis.

Supv Berube: Whoever it was.

Supv Kramer: But they put another pipe in the ground inside a sleeve in case a pipe that was there had issues. So that they wouldn't have to direction bore under the driveway. So that's there if we need it, but it shouldn't, I haven't heard of any breaks or anything out there.

Mr. Betancourt: I haven't seen any.

Supv Kramer: If you can, I'm not sure that they connected all of that to Maxicom or if they just put a box out there and maybe the box isn't set right.

Mr. Betancourt: I'll look at it.

Supv Kramer: Look at it and –

Supv Berube: Should have been on Maxicom because they got wires too.

Mr. Betancourt: Clock 21 which is behind the fenced in area for Toho. That one is not on Maxicom. When Gerhard explained the old irrigation system, he told me all the ones that were. That one, for some reason doesn't hook up to Maxicom. He believes when it, when all this happened, they cut the wire. So that clock over there is a standalone. I haven't seen anything that would indicate –

Supv Berube: Is a rain gauge connected to it?

Mr. Betancourt: A what?

Supv Berube: A rain gauge? I think it does.

Mr. Betancourt: Yeah.

Supv Berube: So that's why it's not on Maxicom. Because it's running on standalone on a rain gauge.

Supv Kramer: Okay. So if you could just check on that.

Mr. Betancourt: I'll look into it.

Supv Kramer: Get with Brett or Vincent.

Supv Berube: This is, the... your suggestion is that there's water running into the ground.

Supv Kramer: I don't know.

Supv Berube: A lot of water.

Supv Kramer: Either there's a lot of water running into the ground or the meter is running constantly.

Mr. Betancourt: Well, the meter is, the meter will tell you if there's a leak.

Supv Kramer: If it's running constantly.

Mr. Betancourt: Yeah.

Supv Kramer: If no sprinklers are running then we've got an issue. I'll leave that up to you. All right. Any other questions from the board members?

Supv Scarborough: Yes. There's, I don't know if it's been addressed already, I saw it earlier this week. But there's a geyser in between the two roundabouts on Five Oaks. Across from the spray, so it's in between the sidewalk and the road. So, I don't know what clock that is, the clock name.

Mr. Betancourt: Is that opposite the roundabout? Heading to the Dancer roundabout?

Supv Scarborough: Heading to what?

Mr. Betancourt: The other roundabout.

Supv Scarborough: Yes. Between them.

Mr. Betancourt: Yeah. I'll get that tomorrow. We did fix that valve that was stuck.

Supv Scarborough: You did fix the valve?

Mr. Betancourt: Yeah.

Supv Scarborough: So, I just, I just noticed it's- it's almost closer to this roundabout, it's closest to us right now.

Mr. Betancourt: Right.

Supv Scarborough: It's between the sidewalk, a spray head between the sidewalk and the road. And it's just going straight up in the air.

Mr. Betancourt: Okay... I will look at it.

Supv Kramer: Yeah. And if you all see something like that and any member of the public, if you see a spray head that's having a problem or what you would call geysers, just send a quick email with the closest address to it to CDDmaintenance@inframark.com.

Mr. Betancourt: Brett always forwards them to me.

Supv Kramer: That will get it to the Servello irrigation crew right away.

Mr. Betancourt: I've fixed so many geysers this week, I could have fixed it.

Supv Scarborough: I know, I saw it, I've been seeing you out there working.

Mr. Betancourt: It's a madhouse.

Supv Leet: And quickly, too, so I thank you.

Mr. Perez: What's the update on the JR Davis mainline break that they cut into?

Mr. Betancourt: Up along the fence line?

Supv Berube: Correct. And they cut the Maxicom wires. Have you guys made that repair yet?

Mr. Betancourt: I don't believe Maxicom was cut. The clock is still connected.

Mr. Perez: Okay.

Mr. Betancourt: So the Maxicom wires are fine. What they cut were all the zone markings, that they cut. But the only three wires that are connected to that clock, clock three, are the curb and the median. Both ends. The other zones have the previous irrigation tech (before Servello) had pulled out all the wires from the clock. So, there's only three wires connected.

Supv Scarborough: Because it was a developer's land we were watering.

Supv Kramer: Okay, well that would be... we'll deal with that later but it may actually be a CDD property, so, we may end... But those three zones that were ...

Mr. Betancourt: They work perfectly.

Supv Kramer: They're back.

Mr. Betancourt: Yeah. I spoke to Brett about it, we needed to get that fixed because of the clocks.

Supv Kramer: Right.

Mr. Betancourt: We got plenty of water for both our new beds and the curb and the median.

Supv Kramer: Okay, great. All right. Any other questions?

Supv Leet: Yeah. Real quick, long term. Do we think adding that one clock to Maxicom is that going to be an extraordinary expense, do we know? Or what will we be looking at to have that under control with everything else?

Mr. Betancourt: We would have to see. I mean, once you cut the wires that didn't connect everything back together, you're going to have valves out.

Supv Berube: I think, Dan, are you talking about....

Supv Leet: The one a few minutes ago, the one by the clubhouse.

Supv Berube: The one behind the lake. That's not on Maxicom. You have to get wire to it.

Supv Scarborough: If it's not wired, it's an extraordinary expense.

Supv Berube: You have to trench all the way to the wires.

Supv Kramer: Well, there are wires out there.

Mr. Betancourt: The zones do work. When it doesn't work is when Maxicom tells it to turn off. That's the only thing. But everything else works on that clock.

Supv Kramer: We'll get a report from you on that later. When you've gone out to investigate, correct? Okay.

Supv Leet: Thank you.

Supv Kramer: Any other questions? Supervisor Kassel. Do you have any questions of Mr. Betancourt?

Supv Kassel: Not at this time. Thank you.

Supv Kramer: Okay, thank you. All right. If I hear none other, we will excuse Mr. Betancourt and say thank you for your report.

Supv Berube: Thanks for coming.

Mr. Betancourt: Merry Christmas and Happy New Year.

➤ {*RESTROOM FLOODING*}

Supv Kramer: At this point, I would like the Board's indulgence. We need to insert one item of business, that came up as an emergency. Brett, do you want to take this, or Angel?

Mr. Perez: I can. So yesterday morning, we got a report from field staff and from SPIES Pools that the Swim Club restrooms were flooding, the men's room specifically. Right, Vincent?

Mr. Morrell: Yes.

Mr. Perez: There was dirt and stuff coming up from the drain in the ground. So, Vincent tried to snake the drain. Was unsuccessful. We did have to contact a plumber as an emergency procurement step, procedure. They found that they couldn't get the sewer cap off. It's a brass sewer cap on top of a PVC clean out. So unfortunately, we had to... there were two options. We either take the toilet off and go through the toilet to the drain. Or we jack hammer out the encased concrete around the sewer clean out, cut the sewer clean out below that, and they replace it. We went with the second option more because if we have that

issue, it would have been \$1,200 to take that toilet off versus \$1,800 to make sure you get the sewer cap off. So, upon doing that, they then ran a camera down there, correct, Vincent?

Mr. Morrell: Yes, sir.

Mr. Perez: And found the issue with the clog that triggered it, roots had broken through on one of the fittings. So, we currently have an \$1,800 expense for that initial repair. But we also have a quote from them currently for \$4,800 to excavate that pipe up to where the roots have protruded through the pipe, cut that out there, insert a new pipe. We are working on getting additional quotes as well. We have another vendor coming out tomorrow and hopefully another vendor will be returning on Monday? Tomorrow and Monday. So, we wanted to make you all aware of that.

Supv Berube: Is it safe to presume that the root intrusion is beyond the building or is it under the building?

Mr. Morrell: It's under the building.

Supv Berube: Under the building?

Mr. Perez: Yeah.

Supv Scarborough: Under? The Swim Club building?

Mr. Morrell: Yeah.

Supv Scarborough: From the trees by the curb?

Supv Berube: So they're going to dig up the floor?

Ms. Yevich: No.

Supv Berube: How are they going to get to it?

Mr. Perez: I don't think they're excavating a pipe under the building. They're cutting where the tree roots have impacted the drainpipe, twenty feet off where the clean out is. So, it's 20 feet back towards the building but they won't be going underneath the building.

Supv Berube: Oh, okay. That's what I meant by is it outside the building or under the building.

Mr. Perez: No, it's in the common area. And they have to excavate about four feet down.

Supv Scarborough: So currently, the issue is resolved temporarily?

Mr. Perez: Yes, temporarily. The bathrooms are functioning, but it's only a matter of time.

Supv Scarborough: Yeah. I understand.

Mr. Perez: We have to stop whatever is being pushed down there and then start backing up.

Supv Scarborough: Have the repairs taken place for the \$1,800?

Mr. Perez: Yes, sir.

Supv Scarborough: Okay.

Mr. Perez: We had to do that in order to get to the clog.

Supv Scarborough: So, there's nothing else that needs to happen there. Right?

Mr. Perez: Pardon?

Supv Scarborough: So, there's nothing else that need to take place?

Mr. Perez: No, sir.

Ms. Montagna: And the bathrooms are shut. They're marked off.

Supv Berube: Oh, they're closed anyway with the pool being closed.

Supv Kramer: Luckily it happened while the pool was closed down.

Mr. Perez: SPIES employees were using that restroom to, for –

Supv Berube: Yeah. Well, that's reasonable. Right?

Mr. Perez: Yeah. But now they're not.

Supv Kramer: So what we need to do is, approve a not to exceed of... what was it? \$4,800?

Ms. Montagna: \$4,800.

Supv Kramer: So that if we can get a lesser quote in, to do the work, we can go with the lesser one. But we can get it done within the next day or so. So, we can get the restrooms open so they'll be open when the pool reopens. I would entertain a motion.

Supv Berube: I'll move to approve an NTE of \$4, 800 to accomplish the necessary sewer pipe repairs to the Swim Club bathrooms.

Supv Kassel: Second.

Supv Kramer: I have a motion and a second. All in favor? Any opposition? Hearing none, the motion passes unanimously. Thank you. We'll get that completed.

<p>On MOTION by Supv Berube seconded by Supv Kassel, with all in favor, the Board approved the repair of the sewer pipe in the Swim Club bathrooms at a Not To Exceed amount of \$4,800.00.</p>

Supv Berube: We'll fund that out of reserves or operating budget?

Ms. Montagna: Should be operating. Shouldn't be reserves. You can put it there obviously if you want.

Supv Berube: Reserves and repairs, I mean it doesn't matter. You get to the end of the year, your regular budget's over, you take it out of reserves anyway so....

Supv Kramer: When we get further down and we have a more defined budget we'll ask from the reserve, we'll see where we get. All right. Thank you for your indulgence in getting that emergency issue out of the way.

Supv Berube: Clearly shutting down bathrooms causes tree root intrusion. It must be.

Supv Kramer: Is that what happened before?

Supv Berube: We haven't had tree roots in 20 years. We shut down the bathrooms. Now you got tree roots.

FOURTH ORDER OF BUSINESS

CONSENT AGENDA

- A. MINUTES APPROVAL**
- B. FINANCES APPROVAL**
- C. EXPENSES APPROVAL**

Supv Kramer: All right. The next item on our agenda is the consent agenda, which includes approval of our monthly Minutes for November 18, 2021, Financial statements for November 30th, 2021, and approval of the number 260 Invoices and Check Register, of which I did not see the check register. Is it there or did I miss it?

Ms. Montagna: Okay. I can check.

Supv Kramer: I did see all of the invoices and information. Any questions?

Supv Kassel: Move to approve.

Supv Kramer: I have a motion to approve. Do I have a second?

Supv Scarborough: Second.

Mr. Qualls: One second, Madam chair, before you vote, just one thing. Page 22. It says: "*If money changes hands*" under my report. You need to insert "*no*". If "*no*" money changes hands. It's kind of important.

Ms. Montagna: What are you talking about?

Mr. Qualls: The minutes.

Supv Kramer: Oh.

Supv Berube: On page 22.

Ms. Montagna: Sorry about that.

Mr. Qualls: Isn't that what we're doing?

Ms. Montagna: Page 22?

Mr. Qualls: That's what we're doing. Okay.

Supv Kramer: 22 of the minutes? Or the agenda package?

Mr. Qualls: The minutes. 22 of the minutes. If "*no*" money changes hands. You just need to insert a "*no*".

Ms. Montagna: "*No*". Okay.

Supv Berube: It changes the whole context.

Supv Kramer: Yes, very much so. So, we've got a motion and a second, with a minor amendment of the insertion of the word "*no*" on page 22. Any discussion? If not, I'll call the question. All in favor?

On MOTION by **Supv Kassel** seconded by **Supv Scarborough**, with all in favor, the Board approved the December Consent Agenda, as amended.

FIFTH ORDER OF BUSINESS

DISTRICT MANAGER

Supv Kramer: All right. The next item on the agenda is our District Manager's report. First up is the Garden Club's request for a credit card.

- **GARDEN CLUB CREDIT CARD**

Ms. Montagna: What the Garden Club has asked for, a few things which we don't need to discuss because staff and Brett are going to take care of that and Julie is going to make introductions. They're wanting some hours from staff to help do some stuff. What they're asking for is a credit card with a \$500 limit for the president to purchase supplies. Currently, what they're doing is they're buying supplies, turning in their receipts, and then they get reimbursed out of the garden expenses, or revenue that they bring in. There are a bunch of different ways the Board can go about that. You can get them a pre-loadable card where we can load it every month with \$500 on it, once we receive receipts to cover those expenses. We can issue them a CDD card. I don't know that I would go to that extreme.

Supv Berube: I'm not sure why.

Supv Kramer: Well, they were paying out of their pocket and it's taking a while to get them reimbursed.

Supv Berube: Well, I understand that. But they're buying soil and fertilizer and herbicides.

Ms. Montagna: Right.

Supv Berube: Why would the residents of Harmony be on the hook for what is essentially a private endeavor?

Supv Kramer: Okay. What has been the long-standing policy is that, and well before my time here on the board, the Garden Club brings in revenue from the rentals of lots and that money is currently going into our O&M budget.

Ms. Montagna: These are the revenue's portion.

Supv Kramer: So, then they buy things, bring in their receipts, get reimbursed for them. And again, our reimbursement process unfortunately takes a while. My understanding, they stay within that budget of what they bring in.

Ms. Montagna: They do.

Supv Kassel: They always have.

Supv Kramer: Since it is going through our budget and accounts since we have brought this in from under the HROA. So, what we can do is we can give them a pre-loaded \$500 credit card. They can't exceed that. And that's our procurement level and they can go out, they can buy black plastic, they can buy herbicides, they can buy fertilizer and soil, whatever they need. They then bring back the receipts and turn

them in. Verify that they're legitimate expenses for the garden and then, once they turn in their receipts, then that amount of money will be reloaded onto that card.

Supv Berube: I'm very well aware of how it would work because obviously I was the past president of the HROA. And the garden, I think it's a different standard when a HROA manages a Garden Club and operates under the HROA. And the Garden Club used to bring in several thousands of dollars every year in income. And they were assigned a budget and it usually, 50 to 75% of that number to spend and that was the standard for pretty much as long as the Garden Club operated, right? But when it came under the CDD, that ability to spend that "income" stopped.

Supv Kramer: No.

Ms. Montagna: No.

Supv Berube: Well, it should have.

Ms. Montagna: Oh, it hasn't.

Supv Berube: I understand because –

Supv Kassel: There's no reason that it should have.

Supv Berube: Well, why not? Well, okay. So, we rent spaces to people with RVs. Once a guy has an RV slot, let's say that he wants to improve his RV slot. And maybe put some AstroTurf there so he doesn't get the dirt in his RV when he walks up. Why shouldn't he be able to ask us to improve his slot with some AstroTurf because he doesn't like the dirt? It's the same theory.

Supv Kassel: No, it's not.

Supv Scarborough: It's common property out there and then there's the property that's leased. I mean, the plots themselves are what the homeowners rent out and buy their own seeds and their own fertilizers. The common areas are just the borders, the pathways, the irrigation.

Supv Kramer: And that's what needs to be maintained and luckily, we get a screaming deal. We don't have to pay Field Services to maintain those. The volunteers themselves put in the sweat and the labor to go ahead and maintain those common areas. The fencing, the pathways between them. They get out there and shovel the mulch and....

Supv Berube: Well, we just heard that there's been a request for Field Services to devote some hours to general maintenance of the common areas.

Supv Kramer: But not all of the maintenance.

Ms. Montagna: So, what they've asked for is first of all, they asked for 10 to 20 hours. However, they did say whatever the Field Staff can allow. And that would be to send them over there to move the mulch, to get stems for them, uh, they're wanting some electric hooked up for their shed. It's little things like that. They listed it out. Swing hinges on gates. You know, stuff like that. Again, I don't know to the extent. I'm just reading what she has requested.

Supv Berube: To the extent that we improve the property I think Field Services should do that. To the extent that we're assisting with fertilizer and soil and all that for a rented plot that a person has exclusive use of during their lease.

Supv Kramer: That is not being done. That is not what these funds are being expended for. These funds are being expended for herbicides to spray the common pathways and get rid of the weeds in the common pathways.

Supv Berube: To that point, we have a herbicide guy on staff whose spraying every day. Why couldn't that herbicide guy spray?

Supv Scarborough: They spray the parking lot.

Supv Kramer: We can do that. But again, the volunteers provide the labor now. That just means more man hours taken out of other areas of Harmony. Why not take advantage of the volunteer hours that these folks are putting in?

Supv Scarborough: How much are they currently spending, roughly, on average per month?

Ms. Montagna: We don't get receipts on a regular basis but just when they make purchases.

Supv Scarborough: Sporadic.

Ms. Montagna: Not on a regular basis. It's kind of whenever they go purchase stuff – And you know, what they're asking for is stuff like maintenance items. Teresa is right. The \$500 would be for purchasing supplies, which is that potting soil, that kind of stuff for them to be able to do what they do. They are to replace a garden bed every year in our master plan. I'm not sure what the garden bed is. But the garden bed, replace it each year.

Supv Berube: It's a plot.

Ms. Montagna: A couple of beds need repair with, I guess they have the big timbers.

Supv Berube: Yeah.

Supv Kramer: Right. We use the pressure treated 2" X 6"s.

Ms. Montagna: Yes. So, they would like to do that and that's again, staff helping them because some of them can't lift that type of material and get it where it needs to be.

Supv Berube: So, the Garden brings in approximately \$1,200 to \$1,300 a year in income from the leases. That's about the number, I think. Do they want a \$500 rolling limit or a \$500 one-shot for a year request for all this stuff? Because it's different if you've got a \$500 rolling limit versus one \$500 visa card.

Ms. Montagna: The \$500 limit to purchase supplies, that's going to come back out of the garden revenues. Everything that they do, like when they submit a check request to get their receipt, it all comes out of that garden club. So yes, we would have to make sure that the reloads of the \$500 coincide with the revenue, we wouldn't be able to go over that. Does that make sense?

Supv Berube: Yeah. Well, that's what I'm asking.

Supv Scarborough: Yeah, and we do not want to exceed the entire yearly revenue.

Ms. Montagna: And I've asked Helena, the accountant, to send that. Julie has asked, because we want to see exactly what revenue is in there. And just because of what's on your budget, if you look at revenues on your budget, that is not equal to what they send in. I assume it was a guesstimate on the revenue portion, versus what they actually send in. Because what you have on revenues is less than what they sent in. Not a whole lot. I mean, you're talking a couple hundred bucks, but it is still less.

Supv Kramer: It needs to match.

Ms. Montagna: Yes. And it needs to be accurate of what they bring in. So that I can't answer for you.

Supv Berube: Historically, whatever got put into the budget for supplies and goods, everything got spent, right to the penny. All the time. And that's why I asked, how much are we devoting here? Because if you put \$1,240 available on a \$1,240 income, it will all get spent.

Ms. Montagna: They were told, and I checked this with Tim, who went over this at the other meeting, I guess there's a resolution or something out there that says whatever income they bring in, they have to spend within that fiscal year.

Supv Berube: No, no, no, no, no. I know where that came from.

Ms. Montagna: He sent me a screenshot of it.

Mr. Qualls: I did.

Supv Berube: Huh?

Mr. Qualls: I remember this issue. And I do remember the statute speaks to that. I'll pull up the statute.

Supv Scarborough: I personally wouldn't even care if they immediately spent the entire year's revenue. I mean, the CDD's not going to do anything with \$1,200. I mean it's for the community. Right?

Supv Kramer: Right.

Supv Scarborough: But, at the same time, if you exceed it, then....

Ms. Montagna: We don't let them exceed it.

Supv Kramer: I agree with you totally. And this is basically a self-funded amenity. We put lots of money in our boat. We put lots of money in our playgrounds. We put lots of money in our other amenities. We're not putting a penny towards that, at this point in time. We've been asking them to be totally self-funded. I think that sometime in the future, I'd like to see actually coming up with a budget for them. But at this time, all they want is a revolving credit card. They plan to stay within the limit. I would entertain a motion to approve that.

Supv Kassel: Motion to approve. Preloaded \$500 card for their purchases, which would be loaded back onto the card, up to the budget limit.

Supv Scarborough: If we're going that down that road, why don't we just give them the budget limit?

Supv Kramer: Okay. I have a motion. Do I have a second?

Supv Leet: I'll second that.

Supv Kramer: Okay. I have a motion and a second. That would be a \$500 limit. The thing about the rolling limit is that it keeps everybody accountable to get the receipts in and to have them accounted for. So that would help. Any other questions or discussions?

Supv Berube: I said what I said. I don't agree. I don't think it's fair to people who rent right on the little dirt path in the RV park, that they don't have the same ability to spend all the money that comes in from there.

Supv Kassel: We're spending it. We're spending it on parking, on fencing, on all kinds of things. We are far exceeding the annual budget.

Supv Berube: Not on private areas, but we're not going argue.

Supv Scarborough: So, this is under the assumption that this money gets spent on the maintenance and upkeep?

Ms. Montagna: Yes.

Supv Berube: Common areas only. But that's not where it's going to go.

Supv Kramer: That is where it is going to go. All in favor? Opposed? Motion passes four to one with Supervisor Berube opposed.

On MOTION by **Supv Kassel** seconded by **Supv Scarborough**, with **Supv Berube** opposed, the Board approved providing the Garden Club with a pre-loaded credit card with a \$500 monthly limit, and yearly expenditures not to exceed the annual income brought in by the Garden Club.

- **HARMONY INVOICES**

Supv Kramer: All right. Next?

Ms. Montagna: Next is the Harmony invoices. I sent you out examples of what you currently get versus some different options of what you can get, just trying to streamline it. If you're happy with the way you're doing it now, that's totally fine. Invoices are all available in Avid. Every board member can have an Avid login, and they'll even show you how to do it. It's very simple. It's actually pretty neat of a system. You can go in, you can pull reports if you ever want to see every invoice for Servello, you've ever paid Servello since the time they've been here, you can put that vendor in, create a report, and it shows you everything that you've ever paid Servello, along with any other vendor. So that is a way, I don't know if everyone had an opportunity to look at it and review what I had sent or if you have an opinion on it or anything like that.

Supv Kassel: Angel, I responded, but I didn't hear back. Did you receive my response?

Ms. Montagna: I don't think I did, Kerul. I would've responded, but I could have missed it. I'll recheck.

Supv Kassel: Okay. I'll look to see if I can resend it.

Ms. Montagna: Okay. And I'll look right now.

Supv Kramer: I use Avid. I don't know how many other people on the Board do. It's an absolutely fabulous tool. It's easy to find something quickly. You can do searches on it. I have no problem with any

of these three options. So, if someone else out there, if there's someone who... I do not want to go with an option that is going to exclude someone from using the system and getting the information they need.

Ms. Montagna: Definitely.

Supv Kramer: So, if there's someone who's not going to be able to, or would not be comfortable, working with the Avid system, then we need to avoid that.

Ms. Montagna: Kerul, yes, I see your question. And to answer your question. Yes, the invoices that you would see following that check register would be in Avid. It is always in real time. So yes. The answer to your question is yes.

Supv Kassel: My question was what the difference is between option one, which is the existing funding report, and option three, which is what you provided an example of. I didn't understand the difference.

Ms. Montagna: Option one is the way you receive them now. Which is, I think it's emailed to you separately, a check register, all the invoices. That's how you get it now. Option two would be the check register only, and then you would go into Avid and you could look, if you wanted to view actual invoices. Option three is what I attached, which is the check register and the invoices.

Supv Kassel: Well, I still don't understand the difference between options one and three.

Supv Kramer: I was having that same difficulty. Option three looks exactly like what we're getting now, only I presume it would come in the agenda and not as a separate attachment?

Ms. Montagna: Correct.

Supv Kassel: The reason we were separating it is so we didn't have to make the invoices all compliant with the ADA requirements on the website.

Ms. Montagna: And that makes sense.

Supv Kassel: So that's why we separated them out of the agenda. They used to be in the agenda. We separated them out because of that reason.

Ms. Montagna: Maybe Helena didn't know that when she provided these examples, it could be.

Supv Kassel: And I have not tried Avid. No one has ever, that I can recall, contacted me and said, "*We are having a training on this date,*" or "*Here's where you've been registered to get some training.*" So, I'm not necessarily against it, I've just never accessed it that way. Don't know how difficult it is. Don't know how cumbersome versus just looking through the attachment.

Supv Leet: And that goes for me. I'd like to be trained on it, but I haven't been approached or anything like that yet.

Ms. Montagna: They don't approach you. It's Board members. Everyone can have access if they request. Some Board members don't want access, so they don't do a group training or anything like that. But if you would like to be trained on it, we can definitely set that up at your convenience. I will recommend, even if you want to leave it the way you get them now, I would still recommend you go on Avid. It's really a great tool. Even if you want to leave it the way you get them now.

Supv Kramer: What I'd like to propose is that.... I don't know if it will be Paula or who....

Ms. Montagna: Paula.

Supv Kramer: But if you all will send an email out to each of the supervisors, offering them training, and then set up times with who are interested.

Ms. Montagna: Sure.

Supv Kramer: They can get familiar with Avid, see if they like it. I love it. Everybody has a different, and you know me and electronics. So, I think you might find that it's very easy to work with, very user-friendly, and you don't have to wait to see it until the packet comes out. Then we can, after they get trained and play around with Avid for a while, then we can bring this question back up and see, because unless they know what Avid is, they can't really make an intelligent decision.

Ms. Montagna: Sure.

Supv Berube: I use it. It's a five-minute deal to learn it.

Mr. Perez: It's very user-friendly.

Supv Berube: If I remember it, they have an online tutorial.

Ms. Montagna: There is.

Supv Berube: Yeah, because they rolled it out for expense reports a few years back, and we got away from it pretty quickly, but it wasn't because of Avid. It was a no-brainer.

➤ {UTILITY BILLS}

Supv Kramer: There is one thing under our invoices that I would like to ask because I do this taped-together spreadsheet for the Toho bills. If we could maybe look into our financial folks putting together so we can compare, month-to-month, what we're spending on water and electricity in the different areas. My hope is that, as we move forward, our Field Services staff have access to this too, and can keep an eye on, and through this, can spot problems where we may have problems with our irrigation system or need to let OUC know that we're using excessive electricity in a particular spot, and see trouble before we get several months into paying high bills.

Ms. Montagna: For OUC and Toho?

Supv Kramer: OUC and Toho.

Supv Berube: Those are the recurring ones and it's a spider web, when you look at the whole system, right?

Supv Kramer: Right.

Supv Berube: So, when something goes "Pa-ding" over here, it can be highly costly unless you've got the history, right? If it's \$90 a month for electricity, and all of a sudden one month it goes to \$300, well, what happened?

Ms. Montagna: Right. So, a spreadsheet, basically, month-to-month comparisons for Toho and OUC?

Supv Kramer: Right. So, we can compare.

Ms. Montagna: How far back do you want to go to start, to move forward?

Supv Scarborough: Well, we're already current, aren't we?

Supv Berube: Well, probably, you know, to really get a history on that, to see where you're going, you probably need two or three years, I would think.

Ms. Montagna: You want two, three? Two years? Okay. We'll start with two years of history.

Supv Kramer: You may be able to call Barbara with Toho, and she may put it together for you.

Supv Berube: It's pretty consistent, but there are blips here or there.

Ms. Montagna: Yeah.

Supv Scarborough: Seasonality peaks and valleys.

Supv Kramer: Well, seasonality and breaks were a problem. I mean, we had one major break that was costing us a couple thousand dollars that ran for, like, three months. So, if we could do that, that would be wonderful.

Ms. Montagna: Sure.

- **EMAIL OPTIONS**

Supv Kramer: Next item on your list?

Ms. Montagna: Email options. Your website and email are hosted by GoDaddy. It is not good.

Supv Scarborough: Why?

Ms. Montagna: Some of you have not had any issues, and I think you're one of them, or if you have, I haven't heard from you, but everyone else seems to be having issues. Sometimes they'll get attachments, sometimes they won't. There's been times where we've sent out emails and he will not get them, but he's copied on his personal email, he'll get them on that email address, but not on the Harmony CDD.

Supv Scarborough: I've had that.

Supv Berube: And you get the notice since you didn't get it.

Ms. Montagna: So, I talked to Sandra, there are some options we can get at Microsoft that would do both of those. They also back it up and do everything that we're supposed to do. Or you can keep GoDaddy hosting your website, which seems to be working okay. I haven't heard any issues about that, but we can switch to Microsoft for your email services, which is just Microsoft 365. It's very simple, and we haven't had any issues. I have switched it in many of my Districts.

Supv Scarborough: I use that at work. It's great.

Ms. Montagna: Yeah. Many of my districts, have gone to that. Unfortunately, you just paid your GoDaddy bill, and they will not refund that amount. It's \$137 per email address, and then it's X amount for your website. So, being that that bill was just paid....

Supv Scarborough: Is that monthly? Or quarterly?

Supv Berube: No, annually.

Ms. Montagna: Yeah. It's annually. Being that that bill was just paid, they're not going to refund if we switch to a different email. I just want to throw that out there. You're not going to get any money back, but I would definitely consider maybe not switching your website, and you can break the two apart. Totally fine. But I would definitely change email providers.

Supv Scarborough: Are they comparable with Microsoft?

Ms. Montagna: Microsoft, for five email addresses, is \$75 a month.

Supv Kramer: For five?

Ms. Montagna: For seven.

Supv Kramer: Oh. So that would be...

Ms. Montagna: \$75 a month for seven email addresses. And then if we add them on, it's like \$15 an email after that, and I can send a whole breakdown out to you all if you wish.

Supv Scarborough: Did I hear that'd also be Office 365 with that?

Ms. Montagna: Yes. It's Microsoft 365.

Supv Berube: Part of the hosting is email retentions and all that?

Ms. Montagna: Microsoft stores, backs up, and files all of your data.

Supv Berube: Who's doing that now?

Ms. Montagna: GoDaddy, I'm assuming. I'd have to talk to Sandra. We back up stuff too, but whoever is hosting it, they also back it up.

Supv Berube: Okay.

Supv Scarborough: They archive forever and ever and ever.

Supv Berube: I understand. I'm just making sure that we don't miss something here.

Ms. Montagna: Yes.

Supv Leet: Details and everything that you're supposed to be following.

Supv Berube: Wait, did you say Microsoft is \$75 a month?

Ms. Montagna: Mm-hmm (affirmative).

Supv Berube: But...

Ms. Montagna: For seven emails, and it's \$15 for any additional email addresses.

Supv Berube: I know that is \$137 for the year.

Supv Kramer: \$527.

Ms. Montagna: Yes. \$527.

Supv Berube: But in total, for a year. So, if we go with Microsoft, we're going to pay more?

Supv Scarborough: Much more!

Ms. Montagna: \$75 a month.

Supv Scarborough: \$900.

Supv Berube: So, your cost doubles, or almost doubles. But if the service is better, I've had experience with the GoDaddy issues. You've been involved in that, as has Sandra. It's frustrating, because the guy says, basically, "*I don't know what's wrong.*"

Ms. Montagna: Yes.

Supv Berube: I think they're all going through it, but it all looks good from my end. And he says, "*Send me whatever you get,*" and for the next four or five days, I'll get 10 reject messages. I send them all to him. He says, "*I fixed your problem. It's all set. I found the glitch.*" And then the next day I'll get 20 more reject messages.

Supv Kramer: So we're not getting the service from GoDaddy. I have to recuse myself, because I have a relationship, a familial relationship, with Microsoft.

Ms. Montagna: Oh, okay.

Supv Kramer: So, I will, continue to chair, I'll entertain a motion, but I will not vote on this particular topic.

Ms. Montagna: I can keep looking. I mean, there's other platforms out there, if you don't want do \$75 a month.

Supv Berube: You know, we can monkey around with this forever. Email's important. It sounds like all the groundwork has been done. It's hard to argue with Microsoft. They own the world. Take the step. I mean, it's important, and we're not getting it. I mean, we live in an email world today.

Supv Kramer: Okay. You want to put that in the motion?

Supv Berube: I move that we make the move to have our email services transferred over to Microsoft, specifically Office 365, I guess, at a cost not to exceed...

Ms. Montagna: \$75 a month.

Supv Berube: ...\$75 a month.

Supv Leet: I'll second.

Supv Kramer: Okay. I have a motion and a second.

Supv Berube: Wait, wait, wait. Before we go that far, does the \$ 75 include all the email addresses that have to be done? How many do we have? We need five, for sure.

Ms. Montagna: There's five, and the rest are InfraMark. I think the Admin@HarmonyCDD.org is also one, but I can switch that over to InfraMark, if need be.

Supv Scarborough: We can get away with 5.

Supv Berube: So, the only ones that we have to have are the five?

Ms. Montagna: Absolutely.

Supv Berube: Okay. Then my motion carries.

Ms. Montagna: Field staff is InfraMark. So, it's @Inframark.com. So, you don't pay for those.

Supv Berube: Well, the field staff has always been off the... I'm just making sure we didn't have any more.

Ms. Montagna: Nope.

Supv Berube: Then my motion is fine. I leave it.

Supv Kramer: I have a motion and a second. Supervisor Kassel, do you have any comments on this?

Supv Kassel: No.

Supv Kramer: Okay. All right. Hearing no further discussion, I'll call the question. All in favor? All opposed? Hearing no opposition, I have a vote of four to zero. Motion passes. I don't know if I have conflict paperwork to fill out.

On MOTION by **Supv Berube** seconded by **Supv Leet**, with **Supv Kramer** recusing herself, the Board approved changing their email service provider to Microsoft 365, with an NTE of \$75 per month, on a 4-0.

- **AUDIT LETTER**

Supv Kramer: The next item on the agenda, The Berger, Toombs letter. We addressed that on October meeting, so that does not need to be addressed.

Ms. Montagna: Just needs to be signed.

Supv Kramer: I just need to sign it at the end of the meeting.

- **CREDIT CARDS**

Supv Kramer: Okay. The next item of your business is your InfraMark credit card versus our CDD credit card.

Ms. Montagna: Yes. As I discussed previously, before, you had a Harmony CDD card for your Field Staff, it was attached to your bank account. When we took over the contract, we gave them an InfraMark card. There is a 15% admin fee associated with that card. Harmony has not paid it. It did slip through one time, that has been credited back. So, they are not, currently, charging you that, but if we continue with an InfraMark card, there is a 15% admin fee on every purchase that is made.

Supv Scarborough: Every purchase?

Ms. Montagna: Yes. So, what I'm saying is, obviously, not sure why you'd want to do that. So, I would recommend going back to a bank card, which would work the same way. It's strictly for Harmony purchases... receipts have to be sent in... the same scenario.

Supv Berube: A debit card?

Ms. Montagna: Yes.

Supv Kramer: Actually, it was a "credit" card. It was a debit card until we changed banks.

Ms. Montagna: Correct. It would be a bank “credit” card.

Supv Kramer: Bank credit card?

Ms. Montagna: Yes.

Supv Berube: Are we still at that same bank?

Ms. Montagna: I'm not sure what bank they switched to.

Supv Berube: So, this is going to be a “credit” card again?

Ms. Montagna: It will be a credit card again. Yes.

Supv Scarborough: Do we get points?

Ms. Montagna: I can find out.

Supv Berube: In all actuality, the credit card is probably better, because if there's a problem...

Ms. Montagna: You shut it off.

Supv Scarborough: Yeah.

Supv Kassel: Do we need to vote on this?

Ms. Montagna: Yes, ma'am.

Supv Kramer: Do I hear a motion?

Supv Kassel: Move to approve a CDD credit card for Field Services.

Supv Kramer: Do I hear a second?

Supv Scarborough: Second.

Supv Kramer: I have a motion and a second.

Ms. Montagna: Is there a limit that the board would like? Usually it's about either \$1,500 or \$2,000.

Supv Berube: Well. It was \$5,000 before.

Ms. Montagna: Oh, okay.

Supv Berube: We rarely spent the \$5,000 in any given month, except for unusual circumstances, right? I think we'd be comfortable at \$2,500.

Ms. Montagna: Go ahead.

Mr. Perez: May I?

Supv Berube: Sure.

Ms. Montagna: Sure.

Mr. Perez: Today we had to pay the \$1,800 for the plumbing emergency.

Supv Berube: Yeah, unusual circumstances.

Mr. Perez: It is unusual.

Supv Berube: Right.

Mr. Perez: I would suggest at least either \$3000 or \$3500, that would be my recommendation in case you have that unusual circumstance come up. It was \$1,800, so that would be like basically taking that card away.

Supv Kassel: Sorry. Is that a third...? It's hard to hear you, Brett.

Mr. Perez: I'm sorry.

Supv Kassel: Are you suggesting a \$3,500 credit limit?

Mr. Perez: Yes, I'm suggesting \$3,500, because you know, again. The CDD, the gas, we got gas two weeks ago for the tune of \$100 and about \$130, then today, we filled up the truck, and then the gas cans again. That was close to \$200, you know, so if you have that one-time "Uh-oh," you know, you could really be up against the wall. So that's just my suggestion.

Supv Berube: I would go with that. \$3,500 is fine.

Supv Kassel: So, I'll add with a \$3,500 limit to my motion.

Ms. Montagna: Okay.

Supv Kramer: Okay. So, motion's been amended. Does the second accept the limit?

Supv Scarborough: I accept. Second.

Supv Kramer: Okay. At this point, anything else? I'll call the question. All in favor? All opposed? Hearing no opposition, motion passes unanimously.

On MOTION by **Supv Kassel** seconded by **Supv Scarborough**, with all in favor, the Board approved going back to a Harmony CDD credit card with a limit of \$3,500 for the Field Supervisor.

Ms. Montagna: Thank you

- **UPDATES & REPORTS**

Supv Kramer: All right. We have some updates and reports?

Ms. Montagna: I have one thing. The Board did ask me to reach out to the District insurance carrier about an ongoing case that the District has going on. Actually, there's no action on it currently, but it is ongoing. So, the message is: "Yes, PGCs is going to handle the matter moving forward." They're just waiting on the pending coverage opinion from the carrier. Once they receive that, they'll let us know, but yes, they have picked it up moving forward.

Supv Kassel: Are we talking about the Berube versus Harmony Retail?

Ms. Montagna: Yes.

Supv Kramer: So, the insurance is going to be covering it from here on out?

Ms. Montagna: From here on out, anything that's needed.

Supv Berube: Not what she said.

Ms. Montagna: Yes. PGCS is handling the matter from here on out. They are waiting on pending coverage opinion, which... what that means is, if something was to happen, what their coverage would be. Like, what the amount of coverage would be. Other than that... And I did clarify because I was a little muddy on that. I wanted to be as clear as possible, because I did not want to misspeak.

Supv Kramer: So, they have accepted the claim?

Ms. Montagna: Yes.

Supv Kramer: And they are proceeding forward to handle it.

Ms. Montagna: Correct. And if it does go anywhere past where it's at now, they would refer it out to Roper to handle the defense, and then that's it. That's all I have.

Supv Kramer: Okay. Any questions of our District Manager? I hear none. We'll move on, then, to the staff reports. Is our District Engineer here?

SIXTH ORDER OF BUSINESS

STAFF REPORTS

A. DISTRICT ENGINEER

Mr. Hamstra: Thank you. Good evening, everyone. Some of these items will be really quick, and some we're going to have to have a vote on for potential expenditure or retention of professional services.

- **RESERVES STUDY**

Mr. Hamstra: Reserve study, I don't think there's any comment. You guys had a workshop last week. We are providing Steve Schwartz the additional information he needs to finalize his study.

- **NORTH LAKE**

Mr. Hamstra: North Lake Track L, which is the last piece north of us, has submitted an application for construction of the subdivision. The South Florida Water Management District issued a request for additional information, and then that contains a request that the CDD acknowledge operation and maintenance of the stormwater pond. So, before we write that letter, I'm going to review the construction plans, and make sure that it's not deviating from your other ponds, so that it's easily maintained and properly designed. And then I'll bring forth to you a draft letter for the CDD's approval to get to the District so they can get their permit for Track L.

Ms. Montagna: Track L. Okay. Thank you.

Mr. Hamstra: Yeah. Which has been called North Lake.

➤ *{POND WATER LEVEL}*

Supv Berube: You mentioned ponds, but to take you off track for a second, we had plenty of conversation a while back about the neighborhood "O" pond between Middlebrook and Feathergrass, and that kind of all stopped.

Supv Kramer: He's monitoring it. David's monitoring it.

Mr. Hamstra: I mean, it's still low, and we're going obviously into a dry season, it'll probably get lower, and probably get more complaints about the aesthetics, but I will look at it carefully once we start getting back into the spring and summer again.

Supv Berube: Okay. I just thought... I knew we had talked about it a lot and I didn't remember the end result. Yeah. So, there was no result.

Supv Kramer: We need to watch it for about a year to see how it's performing. A question on that issue, for the board, do you think we need to bring it back, or do you feel comfortable giving, our engineer, the ability to go forward with that letter once he reviews this and ascertains whether it's being properly designed?

Supv Berube: I see no issue.

Mr. Hamstra: I'll probably run it by Tim, with your permission, just to make sure I'm not over-committing or saying something I shouldn't.

Supv Berube: Well, we trust our professionals.

Mr. Hamstra: Okay. Thank you. All right.

- **WETLAND AREAS**

Mr. Hamstra: Second page of my report, wetland conservation areas. I was given direction from the board last month to solicit a fee proposal from another environmental consultant since Austin has failed to continue with the monitoring reports. So, I then reached out to Bowman and Blair Ecology, which is our sub-consultant for our master contract. And she produced a proposal that's contained in the agenda packet of what she calls phase one, which is review of all the permits, the correspondence, the prior monitoring reports, a site inspection, and evaluating new transect locations for \$1,200. I believe since that was issued, the Chairman had looked and compared those costs to Austin, and Austin's was higher, their hourly rates.

Supv Kramer: Let me interject. Austin didn't even respond. When I went back to them and said, you know, "*You haven't done the work.*" Then I had conversation with the Water Management District folk, they were in agreement that the transects need to be redesigned and relocated because only one of the eight is actually on the Conservation Areas that we can do anything about. So, the issue now is getting new transects established and start a new monitoring program that will meet the requirements of the Water Management District. I asked Austin to provide me with a proposal to set up the new transects and get started on that and they did not come through with anything at all. Bowman did for the \$1,200 for the initial look and evaluation and making sure that we have everything for the Water Management District that they will need. She also had an hourly rate; wasn't that like \$70 an hour or something?

Supv Kassel: \$70 an hour for a Senior Scientist and a Project Manager and \$60 an hour for GIS and CA.

Supv Kramer: Right.

Supv Kassel: But I had a question. It says, "*compensation for the following services should be as follows and invoiced monthly*", so it sounds like they want to charge us \$1,200 monthly. I assume it's just a \$1,200 fee, but the wording on this proposal makes it look like it's \$1,200 a month.

Supv Berube: On every single month. I thought that at first, too.

Supv Kramer: No, that would be a one-time fee for this first look and then she would be able to come back with recommendations on transects and establishing them and doing the initial monitoring that would be next, but she does have an hourly rate that you'd go by.

Mr. Hamstra: I read that differently. I'd say it just says, "*Invoices will be submitted monthly.*" That's how I took it, which is standard language, but I can see the confusion.

Supv Kassel: I'm just saying maybe we need to adjust the proposal, so it doesn't appear as though we're agreeing to pay a monthly fee of \$1,200. That's all I'm saying.

Supv Kramer: Right. If we approve going with them, then we would work up one of our standard contracts, and that would be laid out properly. I did want to just give a comparison. As you know, Harmony West is working with Biotech to do work. So, I did have a copy of their fee proposal and their cost per hour for a wildlife specialist is \$120 an hour, field biologist is \$100 an hour, and the project manager is \$135. So, I wanted to bring that to your attention, too, so that you see that Bowman's prices are definitely in line. I was very impressed with them. In my former life, I did this work.

Supv Berube: I agree with you because we had been using Biotech for that... this work before.

Supv Kramer: They were the ones who established the original transects.

Supv Berube: Right. And they set it all up and then the money just kept going up and up and up. And at some point, we said, "*Hey, wait a minute.*" And something triggered it. And we said, "*Let's, let's move somewhere else.*" And we went with Austin, because the numbers were significantly lower than what Biotech was. And we thought we were getting reasonably good service, but then suddenly, in the last –

Supv Kramer: They just dropped off the map.

Supv Berube: Yeah. They fell... they fell apart.

Supv Kramer: Failed to perform.

Supv Berube: You shouldn't have to beg them ...

Supv Kramer: Right.

Supv Berube: ... to come take your money. Right? I'm in agreement with the Chair, which doesn't happen very often, but that the proposal that we see from Bowman and Blair, I think, looks good on the surface. The initial rates all look pretty good. The problem is these hours can blow out of control, but you never know. And you have to trust a consultant because that is the way it goes, right, but I think the initial proposal is quite in depth and I think economy-wise probably pretty good.

Supv Kassel: Move to approve, Bowman and Blair's research and site assessment proposal for \$1,200.

Supv Kramer: I have a motion. Do I have a second?

Supv Berube: Second.

Supv Kramer: I have a motion and a second to approve Bowman and Blair's proposal for the initial Proposal. Any other comments concerning this proposal? Hearing none. Any oppositions to the motion? All in favor? Okay. So it's unanimous.

On MOTION by **Supv Kramer**, seconded by **Supv Berube**, with all in favor, the Board approved the Bowman and Blair proposal for \$1,200.

Supv Kramer: All right. We will get in touch with Bowman and Blair and get them on board and get that started so we will remain in compliance with the Water Management District.

Mr. Hamstra: Very good.

Supv Berube: Somewhere in there it said St. John's Water Management District. I thought we were dealing with South Florida Water Management.

Mr. Hamstra: We're dealing with South Florida Water.

Supv Berube: It is South Florida Water.

Mr. Hamstra: Yes.

Supv Berube: The details sometimes are important.

Mr. Hamstra: Yes.

Supv Kramer: Right. What the problem is, is actually a little corner of Harmony is in St. John. So, we're kind of straddling the fence.

Supv Berube: Yeah. I just noticed that.

Supv Kramer: But our permitting is South Florida Water.

Supv Berube: Now we have a new one we have to deal with? Wait a minute. One's enough!

- **GARDEN ROAD**

Mr. Hamstra: All right. Garden Road. We are continuing to follow up at South Florida Water Management District on the issues with no permit required. They asked for \$100 to process the request. We paid them on Tuesday. So hopefully we'll get their '*no permit required*' exemption granted so we can finally go back to Florida Gas and get the agreement signed and get this under construction once & for all.

- **SWALE REPAIRS**

Mr. Hamstra: 3170 Dark Sky Drive. That's the swale issue behind the pool. I got the survey they did before our last Board meeting. I'm going out there next week to do a site inspection so we can do the construction plans, and then I can give to InfraMark. I'm retaining a local contractor to do the work finally.

Supv Kramer: Okay.

- **THE ESTATES**

Mr. Hamstra: The Estates, the big one here. I was directed last month to reach out to a company that does pipe cleaning and pipe inspection. I reached out to Atlantic Pipe Services, which I've used for many years with cities and counties that I work for. They have provided a proposal that's contained in attachment B and I'll explain the three different options they gave to you in a second. After this got

submitted to InfraMark to be published in your agenda packet, I did reach out to St. Cloud, Osceola County, and the city that I worked for, for 20 years, to get some comparison costs or other options. I got handouts of those emails that I'll leave behind, and I give them to Angel to distribute, as well, but the way they price it is... the pipes I can visually see that were full of dirt, the ones that Gerhard actually unearthed under the dirt, that was option one. Okay? And that was for \$16,000 to remove the dirt, pump it clean, and run a camera through it. And they actually gave me an option two, which is all the other pipes that I don't know that are full of dirt that are still within the property and that was whatever the price is. I don't have it memorized.

Supv Kramer: \$22,630.

Mr. Hamstra: Thank you. And then I said, "*Just do it together if there's economy of scale,*" which was the last proposal. There's a \$6,000 savings if he does them all at the same time. So, with that said, I did get a call from St. Cloud, they let me know that we're not in St. Cloud, which I knew. I just thought maybe they would charge for the services, but they said, "*No, thanks.*" Then I reached out to Osceola County, and Raymond Stangle replied back, said, "*We don't do that, but we do use a company called Shenandoah. You're welcome to use our piggyback contract.*" And then I reached out to City of DeBary, who I've known very well, and they use Atlantic Pipe Services and they were getting charged more per day or an hour than we have in our current proposal to the CDD. So, I thought that was a good sign. So, the question is whether or not you want me to pursue a quote from Shenandoah. I have dealt with them in the past. I won't say that I would give them a... a thumbs up on timeliness. And I looked at the master contract that the county gave me. It's a master list of everything from different size pipes and different elements, but it's not an apple to apple comparison to what I got for this, but I will take the Board's direction if you want to move forward with Atlantic Pipe Services, or kick this down the road for another month and try to get a comparison from another consultant.

Supv Berube: I am familiar with Atlantic Pipe Services. The company I work for, a sister company, sells them equipment. So, we had guys explaining vacuum truck stuff at a meeting today in Tampa. And I showed them the proposal and their hourly service charges for that truck are significantly under the market rate for that style of truck to go suck the sewer pipes out and whatnot. But the game that gets played is, and you have to trust the people you're dealing with because you may get a lower rate, but if they tell you it takes 12 hours instead of eight, suddenly your total cost ... This is the problem when you have an open-ended deal where you're spending X number of hours, unknown, times an hourly rate. The contractor is always going to get what he wants out of it. But on the face of it, those numbers are really good.

Mr. Hamstra: I used them just six months ago in Vista Lakes, and they gave us a similar proposal. We did, I think, seven different areas and none of them that went over their budget. So I have known them for a long time doing work for cities and county. I mean, I won't promise that it won't go over, but they are very reputable.

Supv Berube: They've got one of the bigger vac truck operators in this region.

Supv Kramer: The one thing I want to point out to the Board is that this is not a proposal. They're not saying that these will be the exact amounts they will charge. They are going to charge us on an hourly rate from what I read. These are just kind of guesstimates of what it would cost, based on the fact that we don't know if the second half of this... how much it may or may not have sediment in it. It could come in considerably under that cost.

Supv Berube: Or over, and it could go way over.

Supv Kramer: It could. We don't know.

Mr. Hamstra: I mean, they are 12-inch pipes, most of the ones that are clogged, so it doesn't take much to clog them. I don't expect concrete blocks and things that I've seen in the past stuck in there, but you don't know, but I do know that all the quotes I've got from all these years, they never exceeded them.

Supv Berube: One of the things that I saw in there was offsite disposal, which is a fairly significant fee. And you may have multiple offsite disposal charges, depending on how full that truck gets. The question becomes, this is construction debris that is mostly silt and sand. Does the Board want to consider having them dump what's removed from the pipes somewhere on our property, which is what we did when Brownies was here, sucking all the dirt out of that excavation?

Supv Kramer: Where did they dispose it?

Supv Berube: You know the big mounds along the Garden Road, road to the garden, they were just dumping in there, and it looked like dump truck loads of fill that got dumped there because it's relatively clean. It's dirt.

Supv Kramer: Cheap. Right. But that's not our property.

Supv Berube: It ended up on our property. We made sure with that. It's over there somewhere. I remember seeing it, but it got dumped on our property. You're not talking huge mountains here.

Mr. Hamstra: Not a whole lot to come out of this.

Supv Berube: Yeah. It can save you –

Mr. Hamstra: Travel time.

Supv Berube: I think so, and that's where the money is, because they get to travel that truck down the road, and it's hours and hours, and that's why they charge a good amount.

Supv Scarborough: Plus, it's probably charged by weight, and if it's wet, that's the problem with getting rid of lumber when it's wet.

Supv Berube: It's a combination of everything, yeah.

Supv Kramer: Okay. So, if you can verify that we have a disposal site that will not get us into trouble.

Mr. Hamstra: I told them in Buck Lake, but they didn't want to do that.

Supv Kramer: Oh, you are a funny man.

Supv Berube: But, yeah, there should be area over there that's our property.

Supv Kramer: Okay.

Mr. Hamstra: Do you want to do just the ones that are broken or do you want to do the whole thing is the other question, I'll ask them. I'm not sure if you want to do the ones I saw with my own eyes. I saw them full, but I don't know what the other ones look like. It's up to you, but there's a \$6,000 savings.

Supv Kramer: I would recommend that we...

Supv Berube: All of them.

Supv Kramer: ... do all of them, in one fell swoop. The Estates, last time it rained, oh my gosh, and we need to get it done pretty expeditiously.

Supv Berube: Because what these guys do is they shoot a jet of water, high pressure water, up the pipe and blast, and then it blows it all back in the back, and the vacuum sucks all the mud.

Supv Kramer: We're running out of time. Supervisor Kassel, do you have any questions about this?

Supv Kassel: I just had to make sure I was unmuted. Just the fact that it's a considerable expenditure. I guess a little caution because we haven't gotten competitive bids. I understand that the various factors involved in terms of Mr. Berube to have somebody look at it, it's under market value or prices and it's a good company. So, I'm not quite comfortable, but if the rest of the Board is going to go with Atlantic Pipe, then, I'm okay.

Supv Berube: When you have an open-ended hourly number, you have to have a lot of trust.

Supv Kassel: Yeah. I wonder if we can do it not to exceed, I guess. That's what I was kind of thinking.

Mr. Hamstra: Well, let me ask him if I get a savings on disposing on site. I assume they will.

Supv Kassel: I'm sorry. I just had to step away for a moment when that was suggested and I didn't get back in time to address it, but I'm not in favor of disposing onsite just in case there's some kind of toxic or hazardous waste or something in there. And if their price includes it, then I'm happy. I'm not looking forward to saving money so that we can dispose onsite. But that's just me.

Supv Berube: It's dirt...

Supv Kassel: Not just dirt.

Supv Berube: ... from the ground.

Supv Kramer: It should just be dirt, but we have had a number of companies working out there and I've had situations in other areas where one of the residents decided to use that for their oil disposal area. So we would just have to look at that closely and make sure that anything that we may dispose of onsite, and, again, the only way we do an onsite disposal, is if we have our engineer look at it, we don't want to get crosswise with the Water Management District. We have a lot of sensitive areas around here. That would be the only way onsite would work is if we had the okay from them, to get that done. Supervisor Leet?

Supv Leet: Yeah. I'm in favor of this being the drier season in favor of getting more information from our engineer. Otherwise, I trust his judgment.

Supv Kramer: Okay. Thank you. At this point, I would entertain a motion, if anybody has a motion they'd like to put on the floor.

Ms. Montagna: And you're doing all, correct?

Mr. Hamstra: Yes. For \$32,820. If you want to put not to exceed of \$34K or \$35K, that's up to you.

Supv Kramer: Okay. Does anybody want to make a motion or...?

Supv Berube: I'm trying to figure out how to word it.

Supv Kramer: Okay. I'll jump in here. I move that we go ahead, and take the third option, clean out and scope all of the drainpipes listed. That's 1, 2, 3, 4, 5, 7, 9, 10, 11, and 12, for a not to exceed of \$34,000, but it's to be done on an hourly rate of ... What was that? \$285 an hour for the vac trucks using ... Well, is it \$260?

Mr. Hamstra: It was \$260 for the vac truck. And then I got the TV truck is separate.

Supv Kramer: Okay. As is in the proposal by Atlantic Pipe Services. Do I hear a second.

Supv Kassel: Are we going to add a not to exceed to that of \$35,000?

Supv Kramer: Yes.

Mr. Hamstra: \$34K.

Supv Kramer: I have \$34,000.

Supv Berube: If you can't hear that, Kerul, it's not to exceed \$34, 000.

Supv Kassel: All right.

Supv Berube: Okay. I'll second.

Supv Kramer: Okay. We got a motion and a second. Any further discussion? Hearing none, I will call the question. All in favor? Hearing no opposition, the motion passes.

On MOTION by **Supv Kramer**, seconded by **Supv Berube**, with all in favor, the Board approved the Atlantic Pipe proposal, with an NTE of \$34,000, based on hourly rates included in the proposal.

Mr. Hamstra: All right. Two more and then we're going let the Tim go. Sorry.

Ms. Montagna: Can I ask you a question before we move on?

Supv Kramer: Certainly.

Ms. Montagna: Do you want this to come out of reserves, I'm assuming?

Supv Kramer: Yes.

Ms. Montagna: Okay. Just wanted to make sure. All right.

- **BILLY'S TRAIL**

Mr. Hamstra: Billy's Trail, last Board meeting, you had asked me to reduce the scope of work and to request two proposals from two different surveyors. I did request a proposal from Johnston again, as well as Kissimmee Valley. I got a revised proposal from Johnston two days later, and I never heard back from Kissimmee Valley. Johnston's Survey, revised survey for the north portion, is \$3,500. That's to stake, install monuments, topographic survey, and produce an AutoCAD drawing of the northern quarter for us to finish the trail at the gate and all that kind of stuff.

Supv Berube: Against the original was what, \$45, \$40?

Mr. Hamstra: Well, remember, we had a \$4,000 one, and we had the whole trail was like for \$8,000. So, we scaled it back just to focus on our north area only. And then, per the Board's requests, we were asked to get at least two proposals. So, I gave two separate emails, one to Kissimmee Valley and one back to Johnston, the same scope of work.

Supv Berube: So, is there a savings there then? Is that what you're inferring to? Did we drop from \$4,000 to \$3,500?

Mr. Hamstra: No. It's not even. We just changed the whole thing.

Supv Berube: We changed. So, it's not a comparison, yeah, but the fact is only one guy responded.

Mr. Hamstra: Yeah.

Supv Berube: End of story.

Supv Kassel: Thank you for going that extra mile to request a second bid. I appreciate it.

Mr. Hamstra: No problem. And I got copies of that email, as well, for the record. So, I need a vote if the Board still intends to move.

Supv Kassel: Move to approve the proposal to survey.

Supv Kramer: We have a motion.

Supv Scarborough: I'll second.

Supv Kramer: And a second. All in favor of approving Johnston Surveying the North end of Billy's Trail for a total of \$3500 including permanent monuments? Hearing no opposition, approved unanimously.

On MOTION by **Supv Kassel**, seconded by **Supv Scarborough**, with all in favor, the Board approved the Johnston Surveying proposal of \$3,500 for the North end of Billy's Trail, to include permanent monuments.

- **HARMONY COVE**

Mr. Hamstra: Harmony Cove easements. They came back to us from Steve Boyd and their attorney. There are some slight issues. Angel, the chairman, myself, and Tim are reviewing all these legal documents to see what needs to be done to clean this up for track B-1 with this Harmony Cove easement agreement we approved two months ago, or two Board meetings ago. So that's work in progress.

- **RV STORAGE**

Mr. Hamstra: RV, boat, and storage. I did hear back from the County today. They may entertain us putting the fence up without an official site development plan resubmittal, but the fence has to match what was previously submitted by Mr. Boyd. It is a six-foot-high channeling fence with a scrim, never heard that word before. I looked it up on the way here. It's a fabric or something you hang on the outside of the fence to block the visual. It's a screening device.

Supv Berube: All the way around?

Mr. Hamstra: Yep.

Supv Kramer: Is it all the way around or just on the 10-foot section?

Mr. Hamstra: I'll read it.

Supv Berube: The 10-foot section had to be landscaped area.

Supv Kramer: Around the Servello landscape storage.

Supv Berube: Yeah, the green stuff.

Mr. Hamstra: And I'll forward this, as well. This came in today. *“But we may support placement required fencing prior to site plan approval. However, the fence shall comply 10 foot in the front with landscaping and the green scrim, and the other part is the six-foot high...”* Well, it doesn't say a scrim on that. So, maybe we're okay, Steve.

Supv Berube: Yeah, because that was the original agreement –

Mr. Hamstra: Was to block the front there.

Supv Berube: Yeah. The front, because you had the gate, and you can't put the landscape, permanent landscape, in front. We didn't call it screening last time, but the gate had to be covered in green fabric so people can't see through the gate. Then where the gate isn't, the 10 foot fence had to have mature landscaping in front of it. So that's why I said all the way around, because that wasn't where we were the last time.

Mr. Hamstra: So, it seems like you're on board for entertaining that. So, no cost yet. I'll confirm with an official submittal. If they give us a thumbs up & we can get back with the fence company to do –

Supv Berube: So, that's kind of an okay, but not really yet?

Mr. Hamstra: I'm cautiously optimistic, yes.

Supv Kramer: But it's not a flat no.

Supv Berube: It's better than a flat no.

Mr. Hamstra: I think the other stuff can wait. There's professional service –

Supv Kassel: I have two people talking at the same time. I didn't hear what that last thing was.

Mr. Hamstra: It's not an official no. We just have to make an official request to put the perimeter fence in and respectfully request avoiding the site development review process.

Supv Kassel: Okay. Thank you.

Supv Berube: Because it didn't make sense to have the scrim all the way around because it's surrounded by woods.

Mr. Hamstra: Correct.

Supv Kramer: Okay. That's fine.

- **SURVEY RFQ**

Mr. Hamstra: Professional survey services. I think we were requested, or the Board was looking into getting, a continuing services arrangement for a surveyor so we don't have to keep pricing for future work. It'll expedite the process. I believe I got to coordinate with Angel, and probably Tim, to generate an RFQ, request for qualifications, to retain a surveyor to provide future survey services.

- **ALLEYWAYS**

Mr. Hamstra: Neighborhood C1 and C2, I just haven't gotten to that, to be honest with you, because I know we've had other things going on, but we'll try to get to that fairly soon to get that underway.

- **DOG PARKS**

Mr. Hamstra: The dog park, the only unresolved issue in the dog park is coordinating with TOHO to finish the water service line connection. So, I think that's it.

Supv Kassel: That's for the dog park?

Mr. Hamstra: Yes, ma'am.

Supv Kassel: And when do the estimate they'll get to it?

Mr. Hamstra: In light of the recent change in staff, I need to see where things were left off and see where we need to pick it up and get it done.

Mr. Perez: There was an email sent to Toho. They came out. Then they were going to charge additional for a different type of hookup. There was some discrepancy back and forth between Gerhard and Toho, and that's where it was left. So, we have to get back with Toho to determine what exactly they need from us to get this set up.

Supv Kassel: So, it's underway.

Mr. Hamstra: Thank you very much.

Supv Berube: I appreciate your detailed reports, by the way.

Mr. Hamstra: You're welcome.

Supv Leet: Yes, we do, David.

Supv Berube: You know, we can tell that you spend a lot of time and burn a lot of money.

Supv Kramer: Since we're short on time, we need to keep moving.

Supv Berube: We see that detailed report, and it's good reading.

Mr. Hamstra: Appreciate it.

- **HOUSE BILL**

- **SIDEWALKS**

Mr. Hamstra: There's nothing to report on my last two items.

Supv Kramer: Okay. Thank you. Let's move on to District Counsel.

B. DISTRICT COUNSEL

I. TREE CARE POLICY

Mr. Qualls: Chair, members. There's one item for approval, but there's four items on the list, but the only thing that needs board approval is the updated tree care policy. The three changes made at the workshop were made.

Supv Kassel: Move to approve as amended.

Supv Scarborough: I second.

Supv Kramer: Okay. I have a motion and a second, any discussion? I like it. Looks good. There is no further discussion. I'll call the question. All in favor?

Supv Berube: This is separate from having any work done, right? Sorry.

Supv Kramer: All opposed? Hearing no opposition, passes unanimously.

On MOTION by Supv Kassel , seconded by Supv Scarborough , with all in favor, the Board approved the amended Tree Care Policy.

Mr. Qualls: I'm just going to skip to give an update, because the rest is all in writing.

II. TOWING CONTRACT

Supv Kramer: I will give an update really quickly, the Towing contract, we did find a provider that has a storage yard within the statutory limits in St. Cloud. They were out today putting up signs. So that's well underway. Our towing policy, we approved it on 10/28/2021. There's no charge whatsoever to the District for the towing, and they're even providing the signs.

Ms. Montagna: Correct.

III. SOCIAL MEDIA POSTS

Supv Kramer: So that's good. Sunshine Law and social media memos in the package. Please read it, respect it, and understand we got to clean up our act, or we could be paying out a lot more in legal fees.

Mr. Qualls: I do want to commend the supervisor that asked first, before shooting. It's usually a good idea. Thank you.

IV. MEETING SPACE ETHICS

Mr. Qualls: The Florida Commission on Ethics opinion regarding meeting space. I worked with the Commission quite a bit, but what they basically come down to is, "*Having taken a closer look, I feel like the...*" This is the Ethics Commission attorney, "*I feel like the Commission would likely construe the donation of a lease as doing business.*" Therefore, our advice is, not to even, though it was a super generous offer and it's a little bit frustrating, but the only thing we can assure is that if you don't contract with the First Nature that there won't be any issue. If you do, there could be an issue. So that's the update on that. Try to look for other space.

Ms. Montagna: Got it.

Mr. Qualls: Unless there's specific questions, I'll be done.

Supv Kramer: Thank you. All right, Field Manager's Report

C. FIELD MANAGER

➤ {INTRODUCTIONS}

Supv Berube: Hey Brett, have you been busy lately?

Mr. Perez: All right... so, again, you know, obviously, I want to introduce Vincent. If you could come up, that'd be great.

Supv Kassel: What's Vincent's last name, please?

Mr. Perez: Morrell, M-O-R-R-E-L-L.

Supv Kassel: Thank you.

Mr. Perez: No problem. So, Vincent is the Field Manager that we brought onboard, to take over the reins of the field services here at Harmony. Since starting, Vincent... a little backstory on Vincent. He came from another community where he was our lead maintenance tech there, overseeing the day-to-day operations – onsite, trash, debris, pickup, cleaning sidewalks, pressure washing our clubhouses, cleanliness of pool area, so on and so forth. So we felt that he brought a lot of task oriented ideas to the role that we needed in this position. So, Vincent is here. He's got my full support. He's got Julie's full support. We've been interacting. Angel's full support.

Mr. Hamstra: I've worked with him as well, he's great.

Mr. Perez: David did work with him at a prior district as well, so very communicative, very task oriented. He's already been riding around. He's got a map and we're working on certain items. Right now, we're tackling a lot of sidewalk grinding along 5 Oak Drive and pressure washing. So, we have addressed some pressure washing issues at the Estates pocket park, Ashley Pool. Town Square was cleaned up and actually kind of perfect timing for the HOA event that took place last week. And again, Five Oaks is where he's kind of focusing a lot of attention, working his way towards the Cat Brier section. Vincent, again, all emails can continue to come you know, through me. We can copy Vincent on them. It's similar emails. Mine is Brett.Perez@inframark.com and his is Vincent.Morrell@inframark.com and we're here to continue to address and assist the residents of Harmony with the concerns that they have on common area maintenance and Field staff related items. We want to be proactive as possible. And I will say that Vincent is very, very proactive and he's already building a rapport with the landscape vendor, Mr. Betancourt, and they are in constant contact. I can give an example. We were leaving the restaurant today in Town Square and the irrigation came on. I went out and took a picture and sent it to Pete and Scotty right away saying, “*hey we got a broken irrigation head*”. Two minutes later, without him even knowing, he sent the same picture. So, it's stuff like that, that's good.

Supv Kramer: Lots of good eyes on it.

Ms. Montagna: I'm also copied on, and he gets CDDmaintenance@inframark.com emails from Harmony. He gets those as well.

Mr. Perez: He has been interacting very well with the staff. The staff has been interacting very well with Vincent, so we feel like we've got pretty good traction right now on where things are going. Obviously, we're going to find some things that we aren't 100% sure on and we will bring that to your attention at that time or ask for suggestions. I did reach out to Steve about the boat reservations. I did email the gentleman and I did not get a response.

Supv Berube: That's not unusual.

Mr. Perez: Okay.

Supv Berube: I have a relationship with him. How long ago did you do that?

Mr. Perez: Two weeks ago, if I'm not mistaken, or early last week.

Supv Berube: I'll reach out to him. He may not understand the change, you know. Yeah, we'll figure it out.

Mr. Perez: So again, I just wanted to introduce Vincent. That said, I will kind of give a quick recap of some items that we're working on.

Supv Kassel: I have a question. Is this an interim or is he considered permanent?

Mr. Perez: That's a good question, Kerul. He is permanent, yes ma'am.

Supv Kassel: Thank you.

- **TOW BOAT**

Mr. Perez: All right, a couple of updates on Field action. The Tow Boat repair, deposit was made. The order for the material was placed. I did confirm with him. I have an email that was sent out. The U-bar will be installed. There will be the sides, the floor, and the deck will have a non-slip, non-skid surface for safety reasons. Tomorrow he's taking the motor off. So, we're not going to be installing any rear swivel seats. Those will be gone. So, your bow and your stern will have some additional, basically bucket seating, if you want to call it that, where it's in the front. The material he's using is a little heavier duty stuff and there's a solid warranty on it. So, I asked for an update on completion and he's getting parts ordered, the material is on order. So, my guess is it will be end of January. End of January, not in January, end of January what I'm assuming, but he's been very communicative as well.

- **NEW VEHICLE**

Mr. Perez: In the agenda there's some electric cart quotes that were requested from last meeting. I did get, I think it was Kissimmee Motorsports and Advantage carts. The Yamaha Umax, yes, Advantage Golf Carts. And the Polaris and, the Yamaha Umax is sitting right around what we paid for the last one. It's \$11,361, I think.

Supv Kramer: Now are we in need right now or do we need to wait until we figure out what –

Mr. Perez: I will say that we probably are getting close to being in need. The Viking is on its last leg, if not gone, and I'm going to ask for Steve's input, because he and I did sit down and talk. I'm not fully versed on all of these carts and the history and how old some of them are. So, correct me if I'm wrong, but the Viking is struggling.

Supv Berube: No.

Mr. Perez: It wasn't the Viking?

Supv Berube: No, the Mule, the Kawasaki Mule, the purple one, is now almost 11 years old. That's the oldest. The Bobcat is right in there. The Bobcat is already out of service.

Mr. Perez: Correct.

Supv Berube: The Land Master is about a 14 or 15. It's to the side for... it probably needs a carburetor, but that is a separate issue. The Viking should be fine, but it needs the trailer hitch area updated so it can pull heavier than the trash pails. And you have the Polaris, the XD, which is the single vehicle that should be pulling that pressure washer. Now it is the only one we have that's rated to pull it. They will all pull it, but they can't all stop with that pressure washer.

Mr. Perez: Right.

Supv Berube: It's heavy when it's full of water.

Mr. Perez: Right.

Supv Kramer: The Umax?

Supv Berube: The Umax cannot. The Umax is not made for pulling. The Umax is rated the same as the Mule, the Land Master, the Viking. The Viking is higher. But the Umax is rated for 1500 pounds pull. The Viking is at 2000. The Polaris is at 2500. The pressure washer weighs just under 2500 pounds.

Supv Kramer: Okay, so we really need to find something to replace that Polaris.

Supv Scarborough: I saw it the other day and the answer is yes.

Supv Kramer: Yes.

Supv Berube: Well, what was pulling... you mean for pulling the pressure washer?

Supv Scarborough: The unit itself really needs to go to the landfill.

Supv Berube: The Polaris XD? Oh no. The Polaris is the newest one.

Supv Scarborough: No, not the newest one, the Bobcat.

Supv Berube: The Bobcat is...

Mr. Perez: The Bobcat and Mule are...

Supv Berube: The Bobcat was your only other vehicle that had the rating to pull that pressure washer.

Mr. Perez: That's been out for a while.

Supv Berube: Right. As the Bobcat was going downhill, we recognized that and bought the Polaris for having a vehicle to pull that pressure washer.

Mr. Perez: So go to your ... I can get quotes now. I mean, I can defer to you all and what you want to see, but I know that Kubota RTVs are rated to pull a pretty solid...

Supv Kramer: Those are EVs?

Mr. Perez: They're not.

Supv Berube: No, you won't find an EV that's over 1500 pounds.

Supv Kramer: I don't know. Is that Polaris EV?

Mr. Perez: The one you asked me to get, is –

Supv Kramer: Is rated?

Supv Berube: Is rated for 2500.

Mr. Perez: Well, no, I don't know if it's rated.

Supv Kramer: It was touted on the information I'd seen –

Mr. Perez: Yeah, the Polaris was... um, 15,000.

Supv Berube: 1500. \$15000, way more expensive. I'm talking the towing rate.

Mr. Perez: I will check on that. I did not –

Supv Kramer: Okay, let's go back... because we need to have a backup vehicle in case the Polaris... we need at least two vehicles that can pull the pressure washer.

Supv Berube: To that point. If we take the Yamaha Viking, like what he started out with, and have the trailer hitch, bring it to Twin City Welding or some place, and we have the trailer hitch that's on there now removed, patch the area where it's broken, move it up four inches, it will now have the capability to carry the pressure washer, because you changed the way the trailer hitch sits.

Supv Kramer: Will that get it to that rating to 2500?

Supv Berube: A little bit under, I think. It's pretty close. But it has been pulling... it has been used to pull the pressure washer. It has, really, the capability.

Supv Scarborough: I used it all the time.

Supv Berube: That's right. But the problem was, if you ever saw it in the street, Madam Chairwoman, the pressure washer sits like this on the back of the Viking. And that weight load overloads the trailer hitch. That was the problem. If we move the trailer hitch up, since it's got to be fixed anyway, you bring it up to level or above, now the weight transfers to the back. It puts more axle load on the pressure washer itself, instead of on the axles of the Viking, and it will be fine. That would be your backup. Rather than go out and buy another vehicle specifically for tow rating and spend \$80,000. Let's face it, most of the day, these guys are just zipping around town. The EVs are the way to go.

Supv Kramer: Right, but I want to make sure that we have a backup –

Supv Berube: We have the capability when one is broken.

Supv Kramer: Correct.

Supv Berube: The way to do that would be to fix the Viking, which is an easy fix, and buy another EV, whether it's a Yamaha or whatever. That price that you're getting right there, if you can get one. That's a great price.

Supv Kramer: Do they have them available?

Mr. Perez: They said they did. Now that was two months ago when I pulled that, so I'll have to double check.

Supv Kramer: We do have it in our budget. This was a line item that we approved at budget time.

Ms. Montagna: Did you include that in your reserves? Or is it in the actual line items?

Supv Berube: There's a capital line for \$15,000. I don't remember... more than \$15,000, I think.

Supv Kassel: Just so I understand correctly, the suggestion at this point in the conversation is to fix the Viking so that it can be a temporary hauler of the pressure washer should the Polaris be out of service. And then we're considering buying this Umax, Yamaha vehicle that's an electric vehicle, for additional field services. Is that right.

Supv Berube: Correct. Yeah, you're right. Replacing the Mule.

Supv Kassel: Umax, what was it, \$11,400?

Mr. Perez: Yes ma'am. It was right around there. I think it was \$11,361.

Supv Kassel: I've made my motion.

Ms. Montagna: So, what was the motion?

Supv Berube: To approve purchase of the Umax at \$11,361. I'll second that.

Supv Kramer: Okay, I have a motion and a second. Any further discussion?

Supv Scarborough: Yes, can we get rid of the junk that we don't need, that surplus?

Mr. Perez: That's on the list to sell or scrap and then obviously the money goes back to the District.

Mr. Qualls: So, would the Board want to just go ahead and determine that as surplus property?

Supv Scarborough: I would think so. Otherwise, what, auction?

Ms. Montagna: Anything that the district sells goes into surplus. It's the way you all have it set up currently.

Supv Berube: Yeah. It's a shame to sell them in the condition they're in, because you're not going get much for them. But hey, that's the way the game plays. Right?

Supv Scarborough: Take the pressure washer and tell them to clean it off with it and –

Supv Kramer: We'll clean them up and sell them. All right, I have a motion and a second to purchase a Umax at the estimated price, all in favor? All opposed? There is no opposition. It passes unanimously.

On MOTION by **Supv Kassel**, seconded by **Supv Berube**, with all in favor, the Board approved purchase of a UMax vehicle for \$11,361, with funding to come out of Capital.

Mr. Perez: One last thing –

Supv Kramer: Oh, you've got a couple more.

- **FOOTBRIDGES**

Mr. Perez: The footbridges, golf cart traffic on the footbridges, discussion of signs going up, we can definitely get signs ordered to put up. The other option, and I've seen it at Disney at Fort Wilderness, but they have the footbridge. They do have a kind of a wooden bollard, if you will. It looks nice. You can get by with a bike, but you can't get a cart through, so –

Supv Kassel: So, a bollard, was it in the middle of the bridge?

Mr. Perez: Well, right before you get to the entrance.

Supv Kassel: I see.

Mr. Perez: Yes. And it can be wood. I've seen them, that's what's at Disney is a big solid wood one that they did. They didn't use any metal.

Supv Kramer: I just have trouble seeing me swing my bike past it.

Mr. Perez: It can be a little tricky.

Supv Berube: Why are we concerned about this?

Mr. Perez: There are golf carts... there's golf cart traffic going over the footbridge.

Supv Berube: Yeah, I understand that, but – ?

Supv Kramer: The footbridge, when we originally talked about the footbridges, I mentioned that to Steve Boyd who was our engineer at the time and who's familiar with the construction of the footbridges. And I thought he was going to have a coronary. He goes, "*Please, please don't allow any golf carts on those footbridges, because ...*"

Ms. Montagna: Weight –

Supv Kramer: "... they are not designed for it." Because the golf cart... and now you've got golf carts that you're letting six and seven people into.

Supv Scarborough: Well, you can probably drive a one ton truck over that.

Supv Berube: You could, that bridge is...

Supv Kramer: All I know is he was very upset about it and very concerned about the structural integrity of that bridge.

Supv Kassel: Maybe we can hear from our engineer?

Supv Leet: I'd like to hear from David. But also, if we're going to remediate, I'd like to look at narrowing versus putting something up in the middle.

Mr. Hamstra: We're not worried about the weight as much as the speed of those golf carts. You start you know, shaking those boards loose. And they're nailed in there, so I'm more concerned about the speed they go through there.

Supv Scarborough: And that's exactly what happened on the golf course with the bridge that they had. It's made out of 6X6 timbers or whatever it is, 4 by 6 timbers, and it just gets loose. I mean that's hundreds of carts going over it.

Supv Berube: Does it... does it change your mind if we change that? They're not nailed, they're screwed?

Supv Kassel: I did not hear David.

Supv Kramer: The other thing they're doing is the golf carts are nicking the boards on either side, because the width of it is not designed for golf cart traffic. And it is starting to show some wear and tear on those.

Mr. Hamstra: I don't want to sound like an old grumpy engineer, but I also see a lot of kids driving on them recklessly. I just... I think it would be better served to keep them off.

Supv Kassel: And then what is the best option for making it friendly for bicycles and pedestrians and people walking dogs but not golf carts? What are the best options?

Mr. Hamstra: We've done bollards at other places and it nips it right in the bud. And there's plenty of room to get a wheelchair, a bicycle around it, but it keeps the ATVs and the golf carts off of it.

Ms. Montagna: You can actually get them to match your footbridges too, the wood. They look nice.

Mr. Perez: There's that option. There is one where they make a temporary... not temporary, but a base that you actually tack on into the concrete... or maybe that's not the right word, but bolt into the concrete. And that's the yellow bollard. To me... and there's a reflective tape on it.

Supv Kramer: I don't like that.

Mr. Perez: I understand, but if someone is driving at night and can't see it.

Supv Berube: Wait a minute, wait a minute, to the Chair's point, it can be tough for bicycles, people all that, somebody in a wheelchair, a woman pushing a stroller, or something like that, a baby carriage. I would... and there's also the look effect of a pipe sticking out of the ground. How about if we just narrow the entrance on one side?

Supv Kramer: Put a decorative strip on either side –

Supv Berube: Four by four on each side would probably do it, with some lattice work. I don't know, just narrow that entrance to a couple of inches narrower than the golf cart. And then it looks good. Done.

Mr. Perez: What happens when the first time a golf cart tries to go through it?

Supv Kramer: Let's keep this a little broader too. Our golf cart statute or ordinance that we're under says they must remain on the roadways. They are not allowed... none of our facilities... our sidewalks are not designed for them. We've got a situation where they straddle the sidewalks and run up the sod on either side of the sidewalks. They're just getting to be a mess in our community when they get off the roads. They're wonderful when they're on the roads. I understand and people love them, but they need to stay off, and I don't know how much signage it would take, a lot of people just don't know that they're not allow to jump the curb and go wherever they want to in the golf cart.

Supv Berube: Oh yeah. They use the sidewalks and everything.

Supv Kramer: Can we authorize our Field Services staff to assess the situation, to possibly narrow the footbridge openings so that it will not allow golf carts to pass?

Supv Scarborough: I can tell you a sign has never stopped me in my life.

Supv Berube: No, it's not going stop... you need a physical barrier.

Supv Kramer: Well, that's what I'm saying for the footbridges, but we can't put a physical barrier everywhere.

Supv Berube: Yeah, you can't do it on the sidewalks –

Supv Kramer: To keep them off of sidewalks and sod. But we need to put some informative signs up, just to let people know that the golf carts are required to remain on the public roadways and alleys.

Supv Berube: I think that if we narrow the entrances, you know, it could be done nicely so it looks like an improvement to the end of the bridge. It doesn't take a whole lot of imagination. Four by four, six by six, screw it on, some lattice work with some trim, and the golf cart people are going realize that it's now narrow and they're not going get through. And that just means making it a couple of inches narrower. Most golf carts I think are 42 inches wide, I believe. We can figure that. Right? Check the UMax. It's a standard golf cart width. And make it narrower than that, that stops it.

Ms. Yevich: ADA is what, 36 inches?

Mr. Hamstra: Yes, 36 inches clear of the base, so...

Supv Berube: Yeah, probably down to 38" or something like that.

Mr. Perez: Vincent and I will take a peek at that and see what we can do.

Supv Kramer: Ok see what you come up with and make it happen. And even if it's just a sign up at the beginning of the community, maybe as people come in, you know like we have the signs that say you can't ride your golf cart past here, it's coming in, it's a golf cart community but golf carts must remain on the paved roads, or designated trails, because we do have, I think, one or two designated trails they can go on. But they can't be jumping the curbs and –

Supv Berube: Thanks for the suggestion. I now have my topic for the Harmony Life magazine this month. All I need is a little GIF of the sign, right?

Supv Kramer: Any further discussion? Anybody? Are any of the supervisors opposed to that proposal?

Supv Berube: You mean narrowing it?

Supv Kramer: Narrowing it.

Supv Berube: No.

Supv Kramer: And putting signs that – You like that? Thank you, Dan. All right, so we'll send you (*Field Services*) forth to fix it.

Supv Berube: Can you get that done by, like Friday?

Supv Kramer: We've got a tree proposal. Do you want to go over that?

Mr. Perez: The tree proposal from Bee & Bee?

- **TREE PROPOSAL**

Supv Kramer: Yes, B&B had a proposal to do an inventory. They had a quote, and their Tree maintenance thing for doing maintenance, trimming of the trees based on size.

Mr. Perez: Yeah, and I can cover that, sure. At the workshop we discussed it as well, and we... I did get Brightview Tree Services out here. They were out here yesterday. I just received their proposal a few minutes ago. They are higher than B&B. I don't have exact apples to apple... uh, pricing on that. Or not apples to apples, but the exact breakdown of per tree and caliper. They were not as thorough in their price structure as B&B was, so we basically use the same scope of services in the format that B&B had and sent that off to Brightview for an additional quote. I have reached out to two other tree vendors and I haven't gotten a response back yet. In terms of the tree inventory, it can be very useful, for a long-term plan like we're talking about with trimming these trees. I think the concern I have, and we've discussed a little bit, is we have to move forward on getting the maintenance pruning on these trees that abut homes, especially on areas like Cat Brier, where these mature oaks are really getting, either touching homes, or close to touching homes. So, the tree inventory, I think, can be a secondary piece to getting the tree trimming process moving. I think we're going to have to review this second proposal at the next meeting, because obviously it's not in this agenda. B&B gave two prices on caliper sizes, where Brightview just came in and said here's our price for each species – one price.

Supv Kassel: So, are we going table the tree inventory proposal for now and we're discussing actually maintaining the trees that abut houses? Is that what we're doing?

Supv Kramer: That's what I would like to do. I am satisfied with Brett's statement, that B&B is the lower bid, and that Brightview, who is the second quote, is higher. So if the board would be comfortable, and again, we are at the prime time to do this tree maintenance trimming on our live oaks, because if we delay it into the spring, then when you trim it, correct me if I'm wrong, then you get the water sprouts, which then causes a whole other problem.

Supv Berube: I know we have a policy in place for purchases and all that stuff. I don't like the policy, but we need to stick to it. However, I'm going to agree with the Chair, and again, twice tonight. I suggest that we go forward with B&B. The guy showed up at our Zoom meeting. He speaks well. You've seen his work. And this would be based on quality of presentation. He just seems like a quality contractor, an upright guy, local, and demonstrated his ability. Couldn't pick apart anything –

Supv Kassel: Make a motion, please.

Supv Kramer: Okay.

Supv Berube: I'll let the Chairman make that motion. I'm just saying I agree with you, so you say what you want to do, and I...

Supv Kramer: I think that we go ahead and enter, authorize the Chair to enter, a contract with B&B Tree Service, on a per tree price, as he has provided in his information, based on caliper size, so that we can have him begin working on our boulevard trees that abut residential properties.

Supv Kassel: Second.

Supv Berube: Wait a minute, don't stop short though, because you know, if you think about Cat Brier, you're going to trim all these trees on this side, and then you have very similar trees on the other side.

Supv Kramer: We can come back to them later. We're doing what is the most critical now to keep our residents from having to incur the cost of doing their own trimming and from illegally trimming them too far back and damaging that tree.

Supv Berube: Yeah, but I'm thinking about the view.

Supv Kramer: The view, you will not see. This man is just amazing.

Supv Berube: No, no, no. I mean you're going to have perfectly trimmed trees on this side, rough trees over here.

Supv Kramer: They're going to look about the same, just pulled back from the houses. You're not going to notice a difference between the sides.

Supv Berube: Okay. How many are we going to do? What area?

Supv Kramer: I think we should start with our Boulevard trees. We only have residents for most of our Boulevard, and that would be the limit to the mature oaks. We don't need to go into the little, tiny oaks. But basically, we would have Field Services go around and, any tree that is within say five feet of the residence, tape them, right... would be designated to be maintenance pruned. I don't know how many that is now. Then go forward with starting on that. We will, within the next month, until we come back to the board, not exceed, let's see, what is it, about \$65 a tree?

Supv Berube: You're going to spend the money sooner or later. Put \$10,000 in it.

Supv Kramer: Right. We'll start with a budget of \$10,000.

Supv Berube: Now, to your point, many of the interior streets don't have the big tree problem, but Beargrass Road is one; you can see it. you know...

Supv Kramer: Well, we'll come back to those later.

Supv Berube: ... trees need pruning over there.

Supv Kramer: Yeah, let's do this. These are the biggest problems.

Supv Berube: What are we talking about, Schoolhouse, Cat Brier, and Five Oaks?

Mr. Perez: That's 153 trees, is what that equates to. Well, if every tree needed it, I'm just saying, if you take \$10,000 and the average cost is \$65, that's 153 trees.

Supv Berube: That's a pretty good lick.

Supv Kramer: We'll start with this, and this will be our start. So that's my motion. I'm sorry. Kerul seconded it. Are you still good with that, Kerul?

Supv Kassel: Yes ma'am.

Supv Kramer: Thank you. So we have a motion and a second. All in favor? Any opposition? Hearing none, motion passes unanimously.

On MOTION by **Supv Kramer**, seconded by **Supv Kassel**, with all in favor, the Board approved the B&B proposal for pruning trees on Cat Brier, Schoolhouse, & 5 Oaks Blvd having branches within 5 feet of residences, with a \$10,000 budget, to be done at a price per tree noted in the proposal.

- **HYDRILLA**

Mr. Perez: Brad is still working with SePRO, but they haven't given us a proposal yet on... on the hydrilla treatments. I did reach out to Estate Management and Sitex, vendors we've used in the past, in different districts, and for the hydrilla control on Cherry Hill Lake. I'm saying that correctly?

Supv Berube: No.

Supv Kramer: The pond behind Cherry Hill.

Mr. Perez: Both vendors want to make sure that you understand that they want to come out and do a physical site visit, get their accurate depths for themselves. Because the treatments that they're looking for is two separate treatments. There's Sonar and then there was another one called Aquathol. Aquathol is a little bit more expensive. It's faster results on hydrilla, but it may require less product per acre of water by weight.

Ms. Montagna: Should be the same result though?

Supv Scarborough: Yeah. Well –

Supv Kassel: What about, what about the carp? The grass carp?

Mr. Perez: I don't think those are going to control the hydrilla the way you need them to.

Supv Kassel: Well, not that size maybe, but if we got 12 to 14 inch grass carp that wouldn't escape out the outlets of the pond, they might do.

Ms. Montagna: You have to put grates and stuff there that... Adding fish, it's a three-prong approach. It's one of several other things. It's not something you can do alone.

Supv Berube: You need the initial shock to take it down, then the fish probably maintain the new growth.

Mr. Perez: So, Estate Management says that, you know, to control the hydrilla, they're estimating is a 3.62 acre pond, we believe the best control for the hydrilla is by stocking, they're talking the carp and then the herbicide as well. So, you're looking at \$1,050 per carp will probably be three or four months to create impact, but typically five to seven years of control. And then they said the herbicide option would be, you know, 20 parts per billion acre of fluridone, is the product they're recommending. And that's \$3,300. And then the other vendor is stating if... they're saying the 3.62 acres, \$650 per acre for Aquathol, and it's \$450 per acre for the Sonar, which is the SonarAS.

Supv Kramer: So, it's \$2,350 for the Aquathol, on that size lake based on Estate Management, and Sonar would be \$1,629?

Supv Scarborough: I originally used Sonar.

Supv Kramer: Is the SonarAS the stuff that SePRO was using?

Mr. Perez: Active ingredient, fluridone, is the same, I believe.

Supv Berube: Is the carp all-inclusive with everything we need to do? Or are we required to fix the infrastructure to contain the carp.

Mr. Perez: It states that they would be stocking with carp. It doesn't say anything about –

Ms. Montagna: We would have to get the grates.

Supv Kramer: And the other thing with grass carp, they're, they're indiscriminate eaters. Now, I'm trying to recall that pond. If we have any decent littoral vegetation we want to keep in that pond, they will consume it.

Supv Kassel: What I've read is that they prefer the softer foliage of plants like hydrilla, but if they run out of hydrilla, then they will eat the other.

Supv Berube: That's bright green stuff. We've done the carp thing before and it wasn't a...

Supv Kassel: I don't think that carp that were a sufficient size to really do the job, and we probably didn't put grates in to prevent them from going to other locations.

Supv Leet: And I'm remembering that the carp was on the Waterside pond we had other issues with as well?

Supv Berube: No. We put the carp in the two ponds at the entrance to the Estates initially. I kind of remember that, because it got to be about the five or six period and they all died off and we had a fish kill for whatever... As it turned out, it was just, they got old and they were big. They all floated up, right? That's the downside to putting the carp in there. They eat up all your stuff, but at some point, they're life is done and there you go.

Supv Kassel: At least you're not spending so much money on herbicides.

Supv Berube: Yeah. That's true. I mean, it is a greener way to go. So, we need to make a decision on this at this point.

Supv Kramer: We also have another aquatic weed problem. And that is in the golf course ponds. So, do we want to make a decision tonight on the hydrilla treatment, or wait to get the SePRO quote back?

Supv Berube: Are we contemplating going in the golf course ponds and –

Supv Kramer: We'll get to that in just a minute. Do you want to deal with the Cherry Hill pond tonight?

Supv Berube: Yes. I think so, because that's only going to make it worse.

Supv Kassel: So, I didn't understand which of the chemicals... I like this Estate Management Services. He is suggesting, no, he says that... gave us two options. I like his proposal, but I don't know if that's the best chemical to use, and I don't know if he's proposing it as "either/or" or "and".

Supv Scarborough: That stuff is the best.

Supv Berube: Sonar.

Mr. Perez: Sonar is... from what I've seen in the past, is the preferred choice. And this time of year is the preferred time of year to do it. So...

Supv Berube: If you cheap out now and try to save the money, and you will go do it again.

Supv Kramer: So, with the SonarAS, he'll come in and treat it with that first, and then do the grass carp? Or –

Mr. Perez: No. I think it's one or the other, but you can tell him you want both.

Supv Kassel: Looks like one or the other for this proposal. You could definitely do both, but not sure why you'd want to treat and then come in with the grass carp.

Mr. Perez: I don't know why you'd want to treat first and then bring the grass carp in. Because you're going to eliminate their food.

Supv Kramer: Well, that's what I'm questioning.

Supv Berube: Yeah. But it's probably going grow back. That's the problem.

Supv Scarborough: You have to wait for the kill first.

Supv Berube: And... or you don't get it all and you don't know. The fish are under the water where it's all black where we can't see...

Supv Scarborough: Sure.

Supv Berube: ... fish will see it, right? So, I...

Supv Kramer: But I don't want to put a lot of grass carp in an area that doesn't have food for them.

Supv Scarborough: It kills it all, if they estimate the water body correctly. Because it's parts per billion, so if they do the volume, it's going to do its job. It's not like Round Up, where you have to make contact. It's going to dissolve in the water and that water kind of becomes –

Supv Berube: Systemic.

Supv Scarborough: Yeah.

Supv Berube: Systemic. I'm fine with –

Mr. Perez: The only thing I'll say is the Sonar on Sitex is 450 per acre. When you run the math on the Estate Management, it's 3,306 divided by 3.62 acres, they're at 913 an acre. So...

Supv Berube: Oh, how much were the other ones?

Mr. Perez: 450 per acre.

Supv Kassel: Sitex?

Mr. Perez: For Sonar.

Supv Berube: Yeah. They must be using a different...

Supv Kassel: Is the application rate the same?

Mr. Perez: Well, they have to be. It's whatever the label states.

Supv Berube: Yeah. But we ran into that the last time when we bought it. They said if you do this rate, it will probably get it. And if you do this rate, it'll for sure get it. You remember that? And it was...

Supv Kramer: Is there a difference between Sonar and SonarAS? Because Sitex did not specify SonarAS.

Mr. Perez: That I'm not 100% sure of. And I can –

Supv Kassel: It sounds to me like we just need a little more clarification, both on the particular chemical for Sonar, the application rate, and also whether Estate Managements Service is suggesting one or the other, or both; a little more information.

Mr. Perez: Do you want us to –

Supv Scarborough: Yeah. But the clock's ticking. I'm telling you, this is the time of year.

Supv Berube: SonarAS.

Supv Scarborough: When you try to kill this is during the Spring when it's...

Supv Berube: Full name is SonarAS.

Supv Scarborough: Yes.

Supv Kramer: Okay. I will entertain a motion if somebody has a particular option that they would like to vote on.

Supv Berube: You make a motion. You've got it all in front of you. You got all the numbers. You're writing it down and this way –

Supv Scarborough: So, I will make a motion to treat the pond, the Cherry Hill Pond, with... this was one we're going with, right.

Mr. Perez: This one was cheaper, but we don't know what the rate is. They called out 20 parts per billion.

Supv Kassel: It is 10 parts per billion and not 20.

Supv Scarborough: I'm going to have to do it by the label. The problem is, they have to know the actual volume. That was my problem when I did that. I didn't know the volume.

Mr. Perez: They have to get the measured depth to get that.

Ms. Montagna: And they're going come out and do that before they treat.

Supv Scarborough: I mean, this is a lot cheaper; but, you know, I'm always leery of, why are you cheaper?

Supv Berube: I think one is using double the volume, double the application rate.

Supv Kassel: That's my thought too. That's why I'm making that point.

Supv Berube: There's no negatives to that, other than the cost. I mean, it's...

Mr. Perez: As long as it's labeled.

Supv Scarborough: Do they guarantee a kill?

Ms. Montagna: No vendor will guarantee a kill.

Supv Scarborough: No. I mean it's...

Supv Berube: No. If it rains it washes it all away. Make the motion for not to exceed whatever it is.

Supv Scarborough: Okay. So, I guess the cost would be...

Supv Berube: They're quoting four acres, is that correct?

Mr. Perez: Yes, sir.

Supv Scarborough: All right. I'll make a motion to treat the hydrilla at Cherry Lake Pond...

Supv Berube: Cherry Hill.

Mr. Perez: Estate Management. Huh?

Supv Berube: You said Cherry "Lake", it's Cherry "Hill".

Supv Scarborough: Cherry Hill... Cherry Hill Pond through the... What is this company?

Mr. Perez: Estate Management.

Supv Scarborough: ...Estate Management, not to exceed \$3,306.50.

Supv Kramer: And that's for the SonarAS.

Supv Scarborough: And that's for using the SonarAS.

Supv Kassel: And what about the grass carp? Are we just forgetting about them entirely? Are we going ask them to...?

Supv Berube: We'll come back to that in a second, Kerul. I'll second Mike's motion.

Supv Kramer: I have a motion and a second to go with Estate Management Services, SonarAS application, not to exceed price of \$3,306.50.

Mr. Perez: Correct.

Supv Kramer: All in favor? All opposed? Hearing none, passed unanimously.

On MOTION by Supv Scarborough , seconded by Supv Berube , with all in favor, the Board approved the Estate Management proposal to treat the Cherry Hill Pond with Sonar AS, for an NTE cost of \$3,306.50.
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➤ {GRASS CARP}

Supv Berube: Can we quickly go back to the grass carp. We'll ask Brett to explore further that carp thing and what are the requirements. And we may have to get together with David and find out the drainage system for that pond, inlet and outlet. If you could bring it back next month, information to stock that pond with carp.

Supv Scarborough: I mean, we're doing this. It's going to take some time.

Supv Kramer: So, we're going to bring something back about the grass carp?

Supv Berube: Yes.

Supv Kramer: The thing about the golf course ponds, I've been noticing that the cattail growth in the golf course pond on Five Oaks, across from the houses there, are just phenomenal growth. Which means they're consuming capacity in our ponds. And we are obligated... we do have the appropriate easement to maintain those ponds. Brett reached out to the golf course manager. Do you want to explain what --?

Mr. Perez: Yeah. I went in to see the golf course GM and he reached out to his boss. They've said that they have no obligation to treat those ponds.

Supv Kramer: Nor have they ever?

Mr. Perez: Nor have they treated those ponds, is what he told me.

Supv Kramer: Yeah. Evidently, they're just mowing around them.

Supv Scarborough: The CDD's only obligation is ingress and egress. That is it.

Supv Berube: Right. We only have to get water in and out.

Supv Kramer: No. That's not the case. We have a formal easement over those ponds that...

Supv Scarborough: Yes, but we don't have an easement to get to it.

Supv Kramer: We have a formal obligation to the Water Management District to maintain the storage capacity of those ponds and to prevent the overgrowth of cattails.

Supv Berube: Mr. Engineer, there seems to be a capacity question here with cattail growth in the ponds. I mean, to me, the overall capacity is affected only in a minor way by however much vegetation grows in there.

Mr. Hamstra: Well, it's capacity, but it's also reducing the water quality in the pond. It's taking over the depth in the area where the settlement needs to take place. And so, if left unattended, will also start degrading the water quality of the pond, and that's leaving the pond. So, I agree that we want to make sure that the water can flow in easily and flow out easily, not being impeded. But, uncontrolled, they will really take over the pond and you're going to lose quality, quantity, and then... Yeah. They, they usually chop it off. That's the worst thing to do. Then they get in the bottom. Then you get all that muck and it... but they've got machinery that can go in there and pull it on the boats and take it out of there properly, but it's not cheap, so...

Supv Berube: But the flip side of that is, all that stuff is growing because it's consuming nitrogen and phosphorus and all that, which is rolling off the grass in the golf course, for the most part, so –

Mr. Hamstra: But like the grass carp, it is eventually going to get knocked out and release it.

Mr. Perez: Yeah. Um, so there's a plus and minus to having them in the pond. How do you control it and prevent the overtaking? Which I agree is probably going to happen.

Mr. Hamstra: The bigger question is when are you going to have the ability to talk to the golf course about their management techniques? Are they over-fertilizing? Are they over-irrigating? Is that stuff washing right into the pond as soon as they do?

Supv Scarborough: Yeah. I mean, my position would be, we're... it's not up to the CDD to take full responsibility of the golf course ponds, I mean, and just treat them.

Supv Kramer: We are under obligation with the Water Management District. They are our storage capacity for development. And just like taking over any neighborhood pond, it's our duty. That's what the CDD is here for.

Mr. Hamstra: I'll be out next week to look at Dark Sky. I can see how bad it is and give you all a report if it needs to be done now, we'll just –

Supv Scarborough: I mean, there's, like, 18 ponds on the golf course.

Supv Berube: Not all of them are overgrown.

Supv Kramer: Yeah. Not all of them are overgrown with cattails. There are, that I've noticed, only about three or four major ones.

Mr. Perez: That... that we can see.

Supv Kramer: And then are other ponds that we could get in there and hit the cattails now and beat them back, then we won't have a big problem. I think we were under the assumption that the golf course, or my assumption was, and understanding was, that the golf course had basically booted us out and was taking full responsibility for the ponds. My understanding now is that, no, that wasn't the case, they were taking responsibility for mowing the edges of their pond, but not the growth in the pond itself. So, we need to do that. So, if you will go and look at those and then come back to us with –

Mr. Perez: He (golf course general manager) wasn't, by any means, a jerk about it. He just says, "Let me check," but then he goes, "I don't recall." And called and said, "Yeah. That's what I thought. We don't maintain those in terms of treatments." So...

Supv Berube: You'd think they'd want them to look pretty, but...

Supv Kramer: As far as landscape RFP scope review, it's going take some time to really go over this.

Supv Berube: Next month.

Supv Kramer: Next month then.

- **POOL PUMPS**

Supv Kramer: The last item on the agenda is the Swim Club pool pump. Julie, are you still here? The testing of the pool water- thank you so much- Mike Scarborough took care of that. It came back negative for iron so we are, at this particular moment, in good shape with that. Julie investigated, more of, the type of pump we have, the impeller and ...

Ms. Yevich: So yes, I reached out to Andrew with SPIES Pools and, basically, the question was, what is his best estimate about the possibility of that pump causing rust stains on the new surface? His response was, he can't tell us specifically without taking that pump apart, which would compromise the integrity of the pump anyhow, so that's not recommended. What he did say was, it will, if it hasn't already, it will rust and it will stain the inside of your pool. And he sent me a picture of one that they just had taken out of another one and showed what it looks like. It's all rusted and falling apart. So, this is exactly what you have now. It's all metal and what they're proposing is one that has all plastic parts so there won't be any rusting and staining on the new surface. So, it's the Board's decision to decide if you want to go ahead now and replace that pump with one that has plastic parts so that there won't be any staining. Or you could keep what you currently have and just kind of like, throw the dice and see if it's going to hold out for another year or two before it starts rusting and staining.

Supv Berube: Our water guy is over here and, I'm no water expert, but I've played around with water in pools and I believe the only reason you get rust in the water is from iron particulates. Right? You tested it carefully. We do have iron and manganese in other pools. So, your test is probably pretty accurate,

but in the Swim Club pool we had zero. I'm not going argue with... that there's an impeller in there that's probably made out of metal. But from testing, we can't say that we had rust. And we could implement in-the-pool testing procedure, it's easy enough, they're testing pool water daily, something like that? We could get the iron test strips for a cheap amount of money and make that part of the water test all the time, and test it for iron. When the iron pops up, if it pops up, now you stop work right there and say, "*Now we gotta fix this.*"

Supv Scarborough: The staining that I see at the Swim Club, the amount of iron that would have to be dissolved in that water, it would have to just be tremendous, maybe a couple hundred parts per million.

Supv Kramer: Right. That wasn't the issue, the question was being proactive.

Supv Berube: We're talking about the future.

Supv Kramer: Yes.

Ms. Yevich: Being proactive to prevent any...?

Supv Berube: Discoloration.

Ms. Yevich: Discolor... discoloration. Okay. So, the only thing that SPIES would say was they can't guarantee that it's not rusting now. The only way they can check is if they open it up and nobody wants them to open that pump up.

Supv Berube: No.

Ms. Yevich: So, they're just letting me know...

Supv Kramer: They're cautioning you.

Ms. Yevich: They're cautioning you that if it does stain... if it does start to rust in say a year, it could stain that surface and that won't be something that they will be covering. I'm just letting you know that they're not saying we have to do this, okay?

Supv Scarborough: Yeah, I get it, but what's the life on the current pump that we have?

Supv Berube: It's not that old, 'cause it got replaced after the flood.

Supv Scarborough: Oh, that's right.

Supv Berube: Which was... you were working there, weren't you?

Supv Scarborough: Yes.

Supv Berube: Four years ago?

Supv Scarborough: Yeah. I think.

Supv Berube: Three or four years ago, I think it was...

Supv Scarborough: 2017. September 2017.

Supv Berube: So it, it's not all that old.

Ms. Yevich: It all depends on how... the water quality, the maintenance of it. How often they're serviced. It's like, I've had commercial pool pumps last for 10 years and I've had them last for three. It is sometimes the bearings that go bad, it all depends on –

Supv Berube: That one was 17 years old when it flooded. That was the original. So, I get the problem. But you're gonna notice rust coming in the water really quickly. You're gonna see the –

Supv Kramer: So, we're going to be proactive. We're going to provide test strips to add an iron test...

Supv Berube: Sure.

Supv Kramer: ... to our regimen.

Supv Berube: Well, let's look at it a different way. That handheld tester that you have, you know, how much does that cost?

Supv Scarborough: Oh, you don't want to know the cost. But I can probably get you one. I can probably donate one to the CDD.

Supv Berube: And that solves the whole problem, right? That... that's easier than the test strips.

Supv Kramer: Then, we'll be able to keep track of that?

Supv Scarborough: It's very accurate.

Ms. Yevich: Right. And Vincent is taking the CPO (Certified Pool Operator) class and he'll be taking the test soon.

Supv Berube: And then we can monitor all of our water all the time. Because if the other's start to rise up, we'll know right away and we can say, "*Hey. Wait a minute. We got a problem here,*" right? We know, with the parts per million that we have right now, it is not showing any damage, but as those ppm's start to go up, and we'll be able to monitor it once a week. Boom.

Mr. Perez: We also have a second employee taking the CPO test.

Supv Kramer: So, we've got a plan in place.

SEVENTH ORDER OF BUSINESS

OLD BUSINESS

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

NEW BUSINESS

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

REQUESTS

Supv Kramer: So, it's 8:20 right now. We still have...

Ms. Montagna: We can surely finish, right?

Supv Kramer: I don't think so.

Supv Berube: I think we can call for adjournment.

➤ {CDD PROPERTY}

Supv Kramer: The one thing I do want to say, really quickly, and it will be on our next... next month's agenda, there is an issue with the property... evidently, we own more property than we realized.

Supv Scarborough: Yeah?

Supv Kramer: Yes. You know that property... we have a piece of property... uh, that we talked about two meetings ago, that we got an easement over. But that one, that goes straight up through the apartment complex, we actually own that.

Supv Berube: Where our pipe is?

Supv Kramer: Where that pipe is. We own that property. We own it, cutting it over. We own it up... and we own all of that fence along 192, including the fence line on the other side of our entrance.

Supv Berube: The east entrance?

Supv Kramer: The east entrance.

Supv Berube: The fence line?

Supv Kramer: The fence line. From just behind the fence. All, including the fence, all the way up to the right of way.

Supv Berube: You mean, heading towards 192, that right of way?

Supv Scarborough: Yeah. Didn't we have this, well, investigated here?

Supv Berube: Yeah. I mean...

Supv Kramer: We own that. The Harmony Cove development interests are asking if we will find a way to provide them with that strip up the middle. The original offer from the Harmony Retail folks was, they'll trade us the storm water pond for it.

Supv Berube: They'll do what?

Supv Kramer: Trade us the storm water pond that we had an easement over. I wasn't too excited about owning another storm water pond.

Supv Berube: That's just additional cost.

Supv Kramer: So again, we will be investigating that much further. I wanted to bring it to your attention, make you aware of it.

Supv Berube: That seems like a pretty good bargaining chip.

Supv Kramer: So anyway, that is in the works. So put it in your head, think about it, and we'll bring it back next month with full details.

Supv Berube: That east entrance piece is pretty interesting. I move to adjourn.

TENTH ORDER OF BUSINESS

ADJOURNMENT

There being no further business,

On MOTION by **Supv Berube** seconded by **Supv Scarborough**, with all in favor, the Board adjourned the meeting at 8:23pm.

Angel Montagna
District Manager

Teresa Kramer

Teresa Kramer
Chairwoman