

1 **MINUTES OF MEETING**
2 **HARMONY**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4
5 A regular meeting of the Board of Supervisors of the Harmony Community
6 Development District was held on Thursday, April 28, 2022 at 6:00 p.m. at the
7 Jones Model Home, 3285 Songbird Circle, St. Cloud Florida 34773.

8
9 Present and constituting a quorum were:

10		
11	Teresa Kramer	Chairperson
12	Daniel Leet	Vice Chairperson
13	Steve Berube	Assistant Secretary
14	Kerul Kassel	Assistant Secretary
15		

16 Also present were:

17		
18	Angel Montagna	District Manager
19	Brett Perez	Field Director
20	Tim Qualls	District Counsel
21	David Hamstra	District Engineer
22	Scottie Feliciano	Servello
23	Pete Betancourt	Servello
24	Vincent Morello	Field Supervisor
25		
26		
27		

28 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

29
30 Supervisor Kramer

31 Good evening, everyone. Welcome to the Harmony Community Development District the regular April
32 meeting. At this time, we'd ask everyone to mute their phones if you have not done so already. That will
33 help us to move through the meeting efficiently. At this point, I'll call the meeting to order and do a roll
34 call. Supervisor Leet?

35 Supervisor Leet

36 Here.

37 Supervisor Kramer

38 Supervisor Kassel?

39 Supervisor Kassel

CARBON

40 Present.

41 Supervisor Kramer

42 Supervisor Berube?

43 Supervisor Berube

44 Here.

45 Supervisor Kramer

46 Supervisor Scarborough is not present. And Supervisor Kramer is present. So, four members are present
47 in person. Can we check the Zoom meeting to see if Mr. Scarborough has checked in?

48 Supervisor Leet

49 If so, he hasn't made his presence known.

50 Supervisor Berube

51 He had a conflict with his daughter's softball game or something. He may be late it runs per schedule.

52 Supervisor Leet

53 I'll say anything if he comes on.

54 Supervisor Kramer

55 All right, thank you very much. At this point in time, the, second item on our agenda is Audience
56 Comments. So, at this time, this is a time for anyone in the audience to provide up to three minutes of
57 comments to the Board. This is not a back-and-forth between the Board, this is a time for you to present
58 your concerns and observations and then we can consider them, and further or- business as we move
59 forward, or at a later meeting.

60

61 **SECOND ORDER OF BUSINESS**

Audience Comments

62

63 Supervisor Kramer

64 Debra, would you like to step forward? And if you'll stand up and give your name and address for the
65 record? That would be helpful.

66 Debra Baer

67 Debra Baer, 6838 Butterfly Drive. I know you guys are doing the tree trimming stuff, and it's looking
68 great. I just want to know if you've, maybe, a possibility of when, if the money runs out this time, when
69 you put in your next budget, can you consider doing Butterfly Drive? Because previously, that was the
70 last bulk area you were doing, and you had to stop, for some unforeseeable reason, but you left
71 Butterfly Drive there. And we've been there 12 years, and it's only been trimmed one time. And we still
72 have trees that really need to be trimmed. So, basically, when you get your new budget, or when you
73 get the money, when you do your next area, that you're- finishing up this one, can you consider doing
74 Butterfly Drive as part of your next parcel of trees that you do.

CARBON

75 Supervisor Kassel

76 Thank you.

77 Supervisor Leet

78 Wonderful.

79 Debra Baer

80 Okay. Thank you.

81 Supervisor Kramer

82 Thank you for your input, Debra.

83 Debra Baer

84 Sure.

85 Supervisor Kramer

86 Any other members of our audience, either here in the room or on Zoom, that would like to make a
87 comment, or provide input? If there are none, we'll close the audience comments section. I do have one
88 thing that, before we get started further into the meeting, that I would like to bring forward and just
89 mention. It's been brought to my attention that someone out there is impersonating me and identifying
90 themselves as the Chair of the Harmony CDD in phone calls to different people. And that is of concern.
91 I'll be moving forward to gather more information, but if you do get an inquiry from the State Attorney's
92 office or FDLE; because, again, that's impersonation of a public official. It is also, if they're using my
93 name, it is identity theft. So, just to make you all aware. And, members of the Board, if you do get
94 inquiries, please understand that this is where it's coming from.

95 Supervisor Kramer

96 Thank you for that. Okay, at this time if you saw the old agenda, we had a substantial interest hearing.
97 The request for that has been withdrawn, so we will not be doing that this evening.

98 Supervisor Berube

99 What does that mean?

100 Supervisor Kramer

101 What do you mean, what does it mean?

102 Supervisor Berube

103 What is a substantial interest hearing?

104 Supervisor Kassel

105 Mr. Braverman, I believe, wanted to speak before us. You know, the man who had the dog that attacked
106 another dog? He wanted to appear before us, but that request has been withdrawn.

107 Supervisor Berube

CARBON

- 108 Okay? How did this make it onto the agenda? Normally, there is...
- 109 Supervisor Kramer
- 110 Let me explain. It's substantial interest. Whenever anybody has substantial interest, and it is in our rules,
111 anybody has in fact a substantial interest that is affected, such as removing any of their privileges to the
112 facilities, or if it's a vendor, and that there's a disagreement over what they should be paid, like
113 Brownies Septic System, then they have the right to request a substantial interest, they have a
114 substantial interest in the outcome, a hearing before the Board, like we did with Brownies. You
115 remember about how that hearing happened?
- 116 Supervisor Berube
- 117 Yep.
- 118 Supervisor Kramer
- 119 The hearing is conducted, and then the Board issues a final order as to what our action is, whether to
120 keep our first decision in place, or the-
- 121 Supervisor Berube
- 122 I understand that portion. But how did this get to the... Did you know about this before it made it to the
123 agenda?
- 124 District Manager Montagna
- 125 It was asked to be placed on the agenda, and then he called... Actually, it was going to be last month, he
126 wanted to come before the Board, and he had a conflict or something. And then he had asked to be
127 moved to this month. And then, two days ago, he asked to be removed.
- 128 Supervisor Berube
- 129 Okay. Because it just seems to me that normally, we, the Board, has advanced notice of meeting, of
130 hearings being scheduled, and all of that. It just seemed that this popped up.
- 131 District Manager Montagna
- 132 It did rather "pop up". He called and requested to come before the Board and then he called and said,
133 "No, it was not worth it," were his exact email. And I have that, if
- 134 Supervisor Berube
- 135 Okay. Nah, I just-
- 136 District Manager Montagna
- 137 I can send it out.
- 138 Attorney Qualls
- 139 May I just make a point here, Madam Chair?
- 140 Supervisor Kramer

141 Yes.

142 Attorney Qualls

143 So, it's important. One has to request notice, by your own rules, in writing, within 14 days of the notice
144 we sent. And so, if that wasn't done...

145 Supervisor Kramer

146 He did.

147 Attorney Qualls

148 Or even if it was done...

149 Supervisor Kramer

150 Let me interrupt you. He did. He was not actually served, officially, with notice, until I hand-delivered
151 your letter to him. And within three days of that, he had provided written notice to the District
152 Manager, to request the hearing and explained that he could not be here for the March hearing, and
153 that he would be happy with an April hearing... okay. Next item on the agenda is our contractor's report.
154 Servello, you are our contractor today.

155

156 **THIRD ORDER OF BUSINESS** **Subtractor's Reports**

157

158 **Servello**

159

160 Mr. Betancourt

161 How's everybody tonight?

162 Supervisor Kramer

163 I'm fine.

164 Supervisor Berube

165 Wonderful, now that you're speaking.

166 Mr. Betancourt

167 What does that mean?

168 Supervisor Berube

169 Of course, when Scotty gets up here-

170 Supervisor Kramer

171 Okay. Let's...

172 Supervisor Berube

CARBON

173 It's even better.

174 Mr. Betancourt

175 Oh... All right.

176 Supervisor Kramer

177 Let's keep it on point.

178 Mr. Betancourt

179 The general maintenance, the guys have been working real hard, getting Harmony back into shape after
180 we fell behind a little bit. We're in full-blown April. The irrigation, as we talked earlier, where JR Davis
181 tapped in, they capped the line. The line has been capped up. That's why there's no water going all the
182 way down to the Swim Club. We met- Vincent and I met, with... what was his name?

183 Vincent Morell

184 Bart...

185 Mr. Betancourt

186 He's going try to have a crew there tomorrow, to dig it up and reconnect it; but he did say, for next
187 week, they were going to come over there and start digging again.

188 Supervisor Kramer

189 Okay. So, they're going correct it?

190 Mr. Betancourt

191 Yes. And that-

192 Supervisor Kramer

193 Right now...

194 Mr. Betancourt

195 Supervisor Kramer

196 Let's get some water on these grounds, and...

197 Mr. Betancourt

198 Mm-hmm. As soon as they connect it, we'd open it back up. But we'd have to shut the meter off, wait a
199 day or two, open it back up, and start watering. 'Because right now, you only get water past our
200 driveway, to go in, down to, ... What is it, Middlebrook? That's where the zone is.

201 Supervisor Kramer

202 Okay.

203 Mr. Betancourt

CARBON

- 204 Okay.
- 205 Supervisor Kramer
- 206 All right... any questions at this point in time?
- 207 Supervisor Kassel
- 208 Just wanted to know what the story is with the snapdragons that got pulled, and why they haven't been
209 replaced?
- 210 Mr. Betancourt
- 211 They died off. We put them in mid-February and they've reached the end of their life cycle, so we're
212 taking them out. I'm getting with Scott to have them replaced again. Well, with the-
- 213 Supervisor Kassel
- 214 But they've been missing for a couple weeks now. Right?
- 215 Mr. Betancourt
- 216 Yeah. We've been pulling, little by little, as they die out. We've been taking them out. The last item I
217 have is the... butterfly- butterfly ivy, that... are quite... a good number of them already died out.
- 218 Mr. Feliciano
- 219 The install manager's going schedule them ASAP, Kerul. That's what he's going do. It should been kind of
220 an in-and-out type of situation. Snapdragons generally last a lot longer than that. Due to warmer
221 weather conditions, they died out. And that's pretty much what happens with annuals. You know, they
222 only last three to four months...
- 223 Supervisor Kassel
- 224 They- no. They should've...
- 225 Mr. Feliciano
- 226 Yeah.
- 227 Supervisor Kassel
- 228 but they lasted less than two months. That's not- I think there was some extenuating circumstance.
229 Maybe they didn't get the water? Maybe they were touched by some cold? Who knows, but-
- 230 Mr. Feliciano
- 231 They generally do well in cold, and they can handle drought as well, but with snapdragons, they cannot
232 handle warmer temperatures that are say over the 80s for probably 7 to 10 days consistently. So, that-
- 233 Supervisor Kassel
- 234 But I've seen pansies that are doing okay, even though we've had...
- 235 Mr. Betancourt

CARBON

- 236 We can't use pansies or begonias, as well.
- 237 Supervisor Kassel
- 238 Yeah?
- 239 Mr. Feliciano
- 240 You can't use pansies or begonias because you have dirt issues.
- 241 Supervisor Kassel
- 242 No, no. I'm not suggesting we do. I'm just making a comparison with another cold-weather annual, like
243 pansies, that, you know, once it starts hitting 80, they're just- they've had it, right?
- 244 Mr. Betancourt
- 245 Right, right, yes.
- 246 Supervisor Kassel
- 247 And they're- and I've seen them still doing okay. But, the snapdragons
- 248 I just wonder if they're- they had some disease.
- 249 Mr. Feliciano
- 250 Right. Yeah. I understand.
- 251 Supervisor Kassel
- 252 Mold or mildew or something, that... Anyway. Okay.
- 253 Supervisor Kramer
- 254 So, we'll be getting the annuals replaced soon.
- 255 Mr. Feliciano
- 256 Yes. Yes. And there will be- Todd, who is an install manager for us. He will do it. You know, maybe, in the
257 future, something like that, a recommendation would be perennials that you need to go with. I know
258 deer hates Society Garlic. That we've used those in certain areas, and they've done wonderful jobs. Deer
259 love blue daze, but we've also used Liquid Fence on some of our properties, to keep the deer away from
260 them. Plus, blue daze attract rabbits. See, finding out there's starting to be rabbit issues with a lot of the
261 communities throughout. So, we use society garlics for the rabbit, as well as Liquid Fence.
- 262 Supervisor Kassel
- 263 Have you used geraniums during the winter, at all? And-
- 264 Mr. Feliciano
- 265 Geraniums?
- 266 Supervisor Kassel

CARBON

267 Yeah. Have you used them?

268 Mr. Feliciano

269 Yes, we have used those. Yeah.

270 Supervisor Kassel

271 And, I have them at the ranch, and nothing seems to bother them. No rabbits, no deer.

272 Mr. Feliciano

273 Yeah. Geraniums do well. The only problem with them is they do lose their blooms, and you have all the
274 green there. I know a couple places, in the past, what we've done was, to cut down on expenses, we've
275 used caladiums. Have caladiums pop out, and once they go into their bulbs underground, then you can
276 go in there with some regular annuals on it. You cut your annual expense basically in half, if not three-
277 quarters.

278 Supervisor Kramer

279 You don't have to re-plant.

280 Mr. Feliciano

281 Right.

282 Supervisor Kassel

283 But caladiums are warmer-weather.

284 Mr. Feliciano

285 Yes.

286 Supervisor Kassel

287 Yeah. And geraniums are colder weather. Yeah.

288 Mr. Feliciano

289 Yes.

290 Supervisor Kassel

291 Yep. Okay, thank you.

292 Supervisor Kramer

293 All right. Any further questions for Servello? Okay, do we want to- I know we have a couple of Servello
294 proposals? Do we want to move those up, or take them in order? Let's go ahead and move those up.
295 They are in the Field Manager's report, proposal 6580, for Blazing Star Park, and proposal 6587, for the
296 Swim Club. Now, this one, the one for Blazing Star Park was doubled up in our packet; we- I have not,
297 anyway, seen the Swim Club proposal yet. So, if you would like to discuss those?

298 Mr. Betancourt

CARBON

- 299 Hmm, Blazing Star?
- 300 Supervisor Kramer
- 301 Yes. There's a Blazing Star proposal, for \$4129.40? Are you familiar with that?
- 302 Mr. Betancourt
- 303 That would've been when Gerhardt was here?
- 304 Supervisor Kramer
- 305 Well, it's stated now, so, 4-14?
- 306 Supervisor Kassel
- 307 Yeah.
- 308 Mr. Betancourt
- 309 It goes- it- okay. Yeah, this is the most recent one. Because I know I submitted one in the past, where
- 310 the mimosa was that he wanted to put sod there. For some reason. Yes. This is the most frequent one;
- 311 this was to replace a lot of the missing plants. You got firecracker bushes that are, ... have been missing,
- 312 jack frost...
- 313 Supervisor Kassel
- 314 Ligustrum?
- 315 Mr. Betancourt
- 316 Yep. That... kids play-
- 317 Supervisor Kassel
- 318 Well, that's my question, right? This is Blazing Star. How close are these plants to the areas where the
- 319 children are very active and playing? I'm just wondering if it's...
- 320 Mr. Betancourt
- 321 The fire bush is located where the little bench is? Where the mimosa is, which is all weeds now. That's
- 322 where the fire bushes are. The ligustrum are in the little pathway that leads to the other trellis? Or I call
- 323 it trellis. That's where the fire bushes are, and there is another row of ligustrum and jack frost are over
- 324 by where the town homes are, and that little sidewalk path that goes into their sidewalk, that connects
- 325 to it. They're also in the back sidewalk, where the Fakahatchee grass is. That's another row, couple rows,
- 326 there. And then right across from that sidewalk, there's another couple of rows that have been
- 327 trampled...
- 328 Supervisor Berube
- 329 In short, all these plants are adjacent to the play areas.
- 330 Mr. Betancourt
- 331 Yeah.

CARBON

332 Supervisor Berube

333 Which, that's what that park is for, is the play area, right? So, you get into the same problem we have at
334 Buck Lane Park, where the kids play, they get rough housing, they fall into the plants, they get torn up?
335 But I don't think the situation at Blazing Star is as bad as it is at Buck Lane. I think, though, you don't
336 have- if you want Blazing Star to look decent, which it should; I mean, people live there- I think they- it
337 needs to be planted. If kids run them over, kids run them over. It's just... What are you going do?
338 There's nothing that's kid-proof, unless you put hollies or something.

339 Supervisor Kassel

340 I guess I'm also just wondering what precipitated this proposal, since we know there's lots of plant
341 material missing in a lot of places; I'm just wondering...

342 Area Field Manager Perez

343 With the other inspections. If we go around, and I see open bed areas-

344 Supervisor Kassel

345 Okay.

346 Supervisor Berube

347 There was a whole bunch of pictures of...

348 Supervisor Kassel

349 Yeah.

350 Supervisor Berube

351 This, and various other places where it's brown mulch.

352 Supervisor Kassel

353 Right. But I just was wondering why this is the spot.

354 Supervisor Berube

355 Well, it kind of makes sense. It's- in a park that-you know, it's in the middle of every-

356 Supervisor Kassel

357 I'm not complaining, I was just wondering, because there's lots of places where we need rejuvenation.

358 Supervisor Kramer

359 Yeah. I don't know, my feeling is that we may want to take a step back... because right now, we're
360 concentrating mostly on health and safety issues with the sidewalk grindings, and stuff like this. Is this
361 something that we should really look at Harmony's landscaping as a whole, now that some of it's getting
362 very aged, and been pruned so much, and everything, and really look at what the community wants to
363 do overall, since all these parks need upgrades, and there's so many items- I look all around Harmony
364 and see landscape material, like the fire bush-that's been so heavily pruned that it never gets to do its
365 thing.

CARBON

366 Supervisor Kassel

367 Right.

368 Supervisor Kramer

369 And maybe do a workshop in several months, and do an overall plan for how we're going budget for and
370 stage rejuvenating our landscape. Instead of doing it in one little parcel at a time.

371 Supervisor Berube

372 It kind of makes sense, except you're still going end up... getting a proposal for this area, and a proposal
373 for that area, and a proposal for this area... I don't know. You and I both live next to that park, and you
374 know what it's like to look at. Like, it- you know, it doesn't look good. There's a whole bunch of people
375 that live near this park, and it doesn't look good. And they pay their dues every year, or fees, whatever
376 you want to call it, and I think that they expect that we're going make it look fairly pretty. And it doesn't!
377 I mean, I don't think it's unreasonable.

378 Supervisor Kassel

379 But we haven't heard a motion from you.

380 Supervisor Berube

381 I will move to approve the Blazing Star Park in the amount, of \$4000-

382 Supervisor Kassel

383 What's the proposal number?

384 Supervisor Berube

385 Blazing Star Park improvements, in the amount of 4000...

386 Supervisor Kramer

387 6580.

388 Supervisor Kassel

389 Proposal number 6580.

390 Supervisor Berube

391 Proposal number 6580, in the amount of \$4129.40.

392 Supervisor Leet

393 I'll second.

394 Supervisor Kassel

395 And that doesn't mean that we don't... sorry. Yes?

396 Supervisor Berube

CARBON

397 Don't do an overall...

398 Supervisor Kassel

399 Yes. Right.

400 Supervisor Berube

401 Yes. Absolutely.

402 Supervisor Kassel

403 Right? So, I think that's a great idea, to have that discussion, and, but, maybe let's get to work on getting
404 some of it accomplished?

405 Supervisor Berube

406 Those- those Zooms take months and months and months to-

407 Supervisor Kassel

408 Yeah.

409 Supervisor Berube

410 you know, and- and it just goes on.

411 Supervisor Kassel

412 Mm-hmm.

413 Supervisor Berube

414 So, anyway, we have a motion and a second.

415 Supervisor Kramer

416 Okay, we have a motion and second. Any further discussion from the Board? Hearing none, I'll call the
417 question: All in favor?

418 All Supervisors present

419 Aye.

420 Supervisor Kramer

421 Any opposed? Hearing none, it passes.

422 Supervisor Kassel

423 Unanimously.

424

425

CARBON

426
427
428
429
430
431
432
433

On MOTION by Spv. Berube, SECOND by Spv. Leet, with all in favor, the Board approved the Blazing Star Park proposal.

434

Supervisor Kramer

435

Proposal 6587. Now, I do not have that in front of me. Does anyone have that?

436

Supervisor Kassel

437

No. I don't.

438

District Manager Montagna

439

No?

440

Supervisor Kassel

441

It didn't appear in the- it did not appear in the agenda.

442

Supervisor Kramer

443

Then we will take that up in our next meeting.

444

Area Field Manager Perez

445

I believe that there was a duplicate proposal sent in; there were supposed to be two, for two separate

446

locations, but they were the same proposal, so they removed it.

447

Supervisor Kramer

448

Okay.

449

Area Field Manager Perez

450

From the agenda.

451

Supervisor Kramer

452

Okay. So, that was removed. I'd also like, while we're under Servello's business to revisit another pocket

453

park, and that is Buck Lane. The contract, the final contract, for the artificial turf in that area came to me

454

for signature and it bordered on \$30,000.

455

Supervisor Kassel

456

Ooh!

457

Supervisor Kramer

CARBON

458 Yes. And, again, I sat in Buck Lane Park, and... pondered it. I really think what we need to do is to work
459 with the kids and the families, they have started to play more in other yard areas, and they're venturing
460 out, so I think the traffic on that area is being reduced. I think we might try to go back and do sodding
461 and reworking of that area, and rope it off for a period of time, and speak to the families that have been
462 heavily using it, and try the turf again. We've redirected some of the families to other areas, so...

463 Supervisor Leet

464 I mean, that sounds like a good topic for this landscaping workshop.

465 Supervisor Kramer

466 Right. So since I was on the prevailing side in the motion to approve the artificial turf for Buck Lane Park,
467 I'd like to bring that up for reconsideration and make the motion that we withdraw our approval for
468 upwards to \$30,000 of work in that area to put down artificial turf.

469 Supervisor Berube

470 Well, we had...

471 Supervisor Kassel

472 Wait, we need-

473 Supervisor Berube

474 We had no one-

475 Supervisor Kassel

476 Either need a second or withdrawals.

477 Supervisor Berube

478 Oh.

479 Supervisor Kramer

480 Right.

481 Supervisor Kassel

482 Then we can have discussion.

483 Supervisor Leet

484 I'll second to discuss.

485 Supervisor Kramer

486 Okay... I have a motion and a second, any further discussion on-

487 Supervisor Berube

488 I don't understand why the \$30,000 was a surprise. We knew what the total was at the time-

CARBON

489 Supervisor Kassel

490 It was \$24.

491 Supervisor Berube

492 And we were going to add about 25% of square footage to it. So, I had anticipated it was going cost
493 \$30,000.

494 Supervisor Kramer

495 And you voted against it, right?

496 Supervisor Berube

497 I understand that. Because of, you bought the most expensive one. Not because of... the doing of it. But-

498 Supervisor Kramer

499 Well, and one of the issues about it is that there was a temperature differential vs. grass? The
500 temperature is much higher on the artificial turf. They say anywhere from 10 or more degrees? And on a
501 90-degree day, that could be really tough on the kids. It's also a more difficult surface and those
502 surfaces, through more research can cause more soft tissue injuries. And that's a lot of money right now,
503 out of our budget, when we're looking at huge other hits for just a very small little park. And I think if we
504 work with the families and the kids, we could probably get the grass growing; I don't know how much it
505 would take to sod that area. It's about a 2000-square-foot area, and it may need some aeration.

506 Supervisor Berube

507 Well-

508 Supervisor Kassel

509 What's the cost?

510 Supervisor Berube

511 What's St. Augustine worth? Roughly, per square foot?

512 Mr. Feliciano

513 It's- you get 400 square feet per pallet. So you're talking about five palettes out there, and you're
514 probably looking at somewhere in between- upwards from, lower end, \$1.55, to maybe \$1.95 per
515 square foot, on it. What I would also suggest, too, is, minimize your turf in the area. Maybe do some
516 pockets of plantings in there. Maybe some carissa hollies, on- to deter the kids from playing in there.
517 Just shrink up the beds- the size in there. Put turf back in there; the kids are probably going gravitate
518 back to it. They're probably not playing in it right now, because it's dirt, and it's hard, and it's
519 compacted, so they're going find something else softer to play on. So, if you put turf in there, I would
520 minimize the turf, and maybe put pockets of plants in there.

521 Supervisor Kassel

522 So, you're saying-

CARBON

- 523 Supervisor Berube
524 On a per-square-foot-
- 525 Supervisor Kassel
526 I'm sorry.
- 527 Supervisor Berube
528 On a per-square-foot basis, aren't landscape plantings more expensive than sod?
- 529 Mr. Feliciano
530 They last a lot longer.
- 531 Supervisor Berube
532 We hope.
- 533 Mr. Feliciano
534 You're- you're having to do reoccurring sod replacement in there. And I'm not saying-
- 535 Supervisor Berube
536 Well, we just had the discussion about kids playing in parks, and we have a concern about kids running
537 through the plantings, so you're telling us to take the opposite tack and take out some sod and put
538 plants in, but-
- 539 Mr. Feliciano
540 What I'm saying? Yes. I would, if you put the right plantings in there you're going keep the kids out of
541 there. You know, it's not our goal to hurt anyone, but I wouldn't want to get pricked by anything either
542 and, plus, if you put cord grass or any type of grass in there, in the heat and stuff, and you rub up against
543 your skin, it's not a good feeling there. So, I- I'm just saying...
- 544 Supervisor Kramer
545 I don't know that I want to keep the kids out of there, but I'd like to put something more durable in
546 there. But I'm just looking at it. It sounds like we're talking about \$3000.00? So, we can do that 10 years
547 in a row, before we hit the cost of the-
- 548 Mr. Feliciano
549 You could-
- 550 Supervisor Kramer
551 -artificial turf.
- 552 Mr. Feliciano
553 I mean, yeah. I mean, yeah. You're right, yes, absolutely correct. It's cheaper in the long run. I knew the
554 artificial turf was going be expensive when we discussed it the first time. I mean, we've done some
555 swimming pools with a lot less square foot issues.

CARBON

556 Supervisor Kramer
557 All right, but Harmony just doesn't say "artificial turf".

558 Mr. Feliciano
559 No. Not in that one area. But I'm just thinking-

560 Supervisor Berube
561 Well, doesn't say "dirt" either, and that's what we've got.
562 Mr. Feliciano Right. And again, that's why, I think the kids are not playing there right now. Because it's
563 just dirt.

564 Supervisor Kramer
565 No, trust me. They were rolling around there in the dirt.

566 Supervisor Berube
567 They don't care.

568 Supervisor Kramer
569 They're starting to venture out-Some older kids are coming in, and they're going across the street, into
570 more of the recreation areas.

571 Supervisor Berube
572 A couple of them will be leaving in a month or two, and they're the ringleaders. Well, we're in the
573 middle of a motion and a second here?

574 Supervisor Kramer
575 Yes.

576 Supervisor Kassel
577 Right.

578 Supervisor Kramer
579 We have a motion and a second to rescind the artificial turf for Buck Lane Park.

580 Supervisor Berube
581 Okay, so we have a motion. So, it's time for a vote, right?

582 Supervisor Kassel
583 Right.

584 Supervisor Kramer
585 Any further discussion? Okay, all in favor?

CARBON

586 All Supervisors present

587 Aye.

588

589 On MOTION by Spv. Kramer, SECOND by Spv. Leet,
590 with all in favor, the Board rescinded the Board action
591 from the March 31, 2022 Regular Board Meeting that
592 approved the proposal for artificial turf in Buck Lane
593 Park.

594

595

596

597 Supervisor Berube

598 Can I move to... Well, I will move to have- well, get a proposal from Servello to turf all of the appropriate
599 areas where we were going put AstroTurf or whatever you want to - artificial turf.

600 Supervisor Kramer

601 So... We want to return it back to where it was before it was all cut down because it was the cutting
602 down of everything that unleashed the kids in the park.

603 Supervisor Kassel

604 Right, yeah.

605 Supervisor Berube

606 Yeah. It didn't help.

607 District Manager Montagna

608 So, that's a motion to have the proposal -

609 Supervisor Berube

610 But my proposal is to put sod in the entire park including the areas where the plants use to be and make
611 it all sod.

612 Supervisor Kramer

613 Okay, I would love to see the plants back around the benches. I would like to see the-

614 Mr. Feliciano

615 I was going say, nothing around the benches? You want to keep those in?

616 Supervisor Kramer

617 It was just absolutely beautiful and you had ginger plants around the benches. It was a gorgeous park.

618

CARBON

- 619 Supervisor Kassel
620 I agree.
- 621 Supervisor Kramer
622 So, I could not support all sod.
- 623 Supervisor Berube
624 Okay. Well, you just raised your price...
- 625 Supervisor Kramer
626 Well, let's see what the prices are.
- 627 Supervisor Berube
628 Okay.
- 629 Supervisor Kramer
630 Why don't you get the price either way. Both ways, and also-
- 631 Supervisor Berube
632 Let me clarify my motion.
- 633 Supervisor Kramer
634 Okay.
- 635 Supervisor Berube
636 I'll go along with that. I will move to request a proposal from Servello. We don't really need a motion-
- 637 Supervisor Kramer
638 Do we need to do a motion?
- 639 Supervisor Berube
640 No. We don't.
- 641 Supervisor Kramer
642 We were just asking.
- 643 Supervisor Berube
644 Never mind. I was going put a "not to exceed" in, but never mind. Go ahead.
- 645 District Manager Montagna
646 So, you're going to provide a proposal to return it back to its original...
- 647 Supervisor Berube

CARBON

- 648 Sod and ginger.
- 649 District Manager Montagna
650 Whatever?
- 651 Mr. Feliciano
652 Yes. Sod and ginger, and then we'll do a separate proposal with just sod.
- 653 Supervisor Berube
654 What have we done in the back corner, where there was jasmine or something?
- 655 Supervisor Kassel
656 Well... Hollies. We'll put some hollies in there. Put some hollies in there.
657 Mr. Feliciano A holly?
- 658 Supervisor Kassel
659 Let's put hollies in there.
- 660 Supervisor Berube
661 You know where the one-way sign is? There's jasmine there or something. It doesn't...
662 Mr. Feliciano It's all mixed in together.
- 663 Supervisor Kramer
664 Yeah. It is.
- 665 Mr. Betancourt
666 It's grown out since the holly came out, and everything is just...
- 667 Supervisor Berube
668 Doesn't look good. The jasmine doesn't. But-
- 669 Supervisor Kramer
670 The only other item for Servello, since they're still here, is proposal 6544 and this is a proposal, we have
671 cogon grass popping up in our open landscape areas. There's one area of about 2000 square feet,
672 between...
- 673 Supervisor Kassel
674 Do you mean Congo grass? I'm just kidding. That was just in the agenda. Right.
- 675 Supervisor Kramer
676 And there's some over near Dog Trot Trail, a large area, coming up there. The cogon grass is an invasive
677 species, and I think it's class one which is pretty serious. It spreads very rapidly once it takes a foothold.
678 We have a lot of these coming up on the edges of our Conservation Areas, but now they're starting to

CARBON

679 pop up in the middle of our other areas. Their proposal would be \$7894.56. A word of caution: their
680 proposal that's written out, they did a very good job on laying out a good treatment plan, as far as tilling
681 it up, but the tilling must, if it's going to start this year, must start, like, yesterday.

682 Supervisor Kassel

683 Now!

684 Supervisor Kramer

685 Because the wet weather season, you can't till it if it's going be wet.

686 Mr. Feliciano

687 Right. Well, you going to spray it too, and then...

688 Supervisor Kramer

689 Right.

690 Servello

691 You're going to spray it first, and then you want to till it up. That's the only way you're going to eradicate
692 the cogon grass.

693 Supervisor Kassel

694 As long as it's not going to seed.

695 Supervisor Berube

696 The two sprays are going take a month. Right?

697 Mr. Feliciano

698 Nah.

699 Supervisor Berube

700 No?

701 Servello

702 Yeah. It's like 14 days or something like that. You got to spray it, one week, and then you come back in
703 and spray it again with it.

704 Supervisor Berube

705 Right. So...

706 Supervisor Kramer

707 Okay. Are we going have time, though, to till, because we're right on top of the rainy season... It starts in
708 the end of May/June?

709 Mr. Feliciano

CARBON

- 710 Pete gets with me, shows me the area; I get my install manager in here, and we can get it done.
- 711 Supervisor Kramer
- 712 Okay.
- 713 Servello
- 714 I'll make sure it gets done.
- 715 Supervisor Kramer
- 716 Now, our ecological consultant said to caution you that any equipment used in this area needs to be
717 washed in the area itself; you need to be very careful, and essentially, stake it and rope it off, so this
718 stuff doesn't get carried around the community. Because even a small, small piece of the root will
719 because it to spread like crazy.
- 720 Supervisor Kassel
- 721 It's all over 192. In the medians; on the side of the road. It is just everywhere.
- 722 Mr. Feliciano
- 723 Everywhere. Yeah. Well, 'because-
- 724 Supervisor Kramer
- 725 The change in temperature has just caused it to spread like crazy.
- 726 Supervisor Berube
- 727 And you read the proposal here, and it says... you're going have three weeks between the spraying. And
728 three weeks after the second spray. So that's six weeks from first treatment. Before we get to doing any
729 work.
- 730 Mr. Feliciano
- 731 That's just cautionary. We don't need that long of a time to put it down.
- 732 Supervisor Berube
- 733 Okay.
- 734 Mr. Feliciano
- 735 And especially with temperatures that we're having right now, you get up and you spray it on it, don't
736 cut it; that way we get a good application of round up.
- 737 Supervisor Kramer
- 738 Okay, what I'd like to do, now that you answered some of our questions, is to wait and vote on this,
739 actually, after- our ecological consultant will be with us shortly. Is that okay? And then, we can let you
740 know?
- 741 Mr. Feliciano

CARBON

742 Absolutely.

743 Supervisor Kramer

744 Okay, I just want to be sure. It doesn't mean that we can't approve it, can't start with the chemical
745 treatment.

746 Mr. Feliciano

747 Right.

748 Supervisor Kramer

749 ... and then come back, and when we roll around to next dry season, or...

750 Mr. Feliciano

751 Right.

752 Supervisor Kramer

753 A dry period. To do the tilling.

754 Mr. Feliciano

755 Yeah. Because we're in the process of doing that right now, just to let you know, at another community,
756 much larger community, Victoria Park, and it had the same issue, that Brightview didn't do anything
757 about. So, we were awarded the contract, and we're in the middle of working on that as well.

758 Supervisor Kramer

759 Okay. So, you have experience with the cogon grass.

760 Mr. Feliciano

761 Oh yeah, I know all about it. And it gets in the plant beds, the same thing. You know, they're
762 experiencing it over there. You got to remove everything, you still got to spray to till it.

763 Supervisor Kramer

764 Yeah.

765 Supervisor Kassel

766 So, we're tabling this for now?

767 Supervisor Kramer

768 We're just going to postpone it until later in the meeting.

769 Supervisor Kassel

770 Okay.

771 Supervisor Kramer

CARBON

772 to make a decision after we talk to our ecological consultant to see if one week between spraying will
773 be adequate.

774 Supervisor Kassel

775 Okay, thank you.

776 Supervisor Kramer

777 If that's okay with everyone? Okay, any other business for Servello?

778 District Manager Montagna

779 The addendum?

780 Supervisor Kramer

781 Oh yes, the addendum. Thank you for bringing that up. The last one is the addendum to the contract for
782 Servello. This would provide for Servello's mowing services for the parcels on the front that go across
783 the frontage on either side of our East entrance and the B-1 parcel that comes down the middle and
784 connects into that little stub road that connects to Five Oaks Drive. The proposal is an extra \$280 per
785 month, is that correct, to keep that mowed. It is still- the frontage pieces are still being mowed and the
786 B-1 piece is in coreopsis wildflowers right now. I hate to mow it but it is our responsibility, we do own
787 these parcels and we do need to make sure that these are maintained as they are our major frontage.
788 So, do I hear any-

789 Supervisor Berube

790 To be clear, these are the areas that we thought were privately owned before and we stopped the
791 mowing on?

792 Supervisor Kassel

793 That's my understanding, yeah.

794 Supervisor Kramer

795 That's right, that's the one that back in, I guess mid-2020, we took out of Servello's contract.

796 Supervisor Berube

797 Yes, okay, to that point, we stopped the irrigation at that time. So, we should put the irrigation back on,
798 yes?

799 Supervisor Kramer

800 That would be-, I wish we hadn't have ever turned it off. But evidently it is on.

801 Supervisor Berube

802 No, it's off.

803 Supervisor Kramer

804 It's been kept watered up there.

CARBON

- 805 Mr. Betancourt
806 That area does not have irrigation.
- 807 Supervisor Kramer
808 No irrigation whatsoever? Okay, then we will need to get with the property owner and get proper
809 permission to access ...
- 810 Mr. Betancourt
811 You're watering from my understanding the west side.
- 812 Supervisor Berube
813 I thought it was our- I thought it was our property?
- 814 Supervisor Kramer
815 The box is not on that strip.
- 816 Supervisor Berube
817 I think we have a new property owner.
- 818 Mr. Feliciano
819 Yes, inside the fence and ...
- 820 Supervisor Kramer
821 No, well not that it has shown up on the Property Appraiser website yet.
- 822 Supervisor Berube
823 Apparently, it's pretty fresh. But anyway.
- 824 Supervisor Kramer
825 It shows, the new ownership shows on the west side of our entry road, the east entrance but not on the
826 east side. So, we can-
- 827 Supervisor Berube
828 Well, if it's growing, the water must not be that much of an issue, right?
- 829 Supervisor Kramer
830 It may not be, it may be fine.
- 831 District Manager Montagna
832 Wildflowers don't need that much to grow.
- 833 Supervisor Berube

CARBON

834 Yeah, well it's just something to keep in mind. If this is coming back to us, it's an easy matter to put the
835 irrigation back. It's on, right? So.

836 Supervisor Kramer
837 Well, easy to say-

838 Mr. Feliciano
839 Well, the control and everything is on someone else's property.

840 Supervisor Berube
841 I know and that's-

842 Supervisor Kramer
843 Right so, we [crosstalk 00:35:32] Nope, we're not asking anyone to go out-

844 Supervisor Berube
845 The actual connection is easy. Gaining the hieroglyphic to get out there...

846 Supervisor Kramer
847 Yeah, we will work on that. Do I hear any discussion or a motion on adding this to-

848 Supervisor Berube
849 Move- move to approve the-

850 Supervisor Kassel
851 Second.

852 Supervisor Kramer
853 Okay. I have a motion to approve and a second...

854 Supervisor Kassel
855 The addendum.

856 Supervisor Kramer
857 All in favor.

858 All Supervisors present
859 Aye.

860

861 On MOTION by Spv. Berube, SECOND by Spv. Kassel,
862 with all in favor, the Board approved the Servello
863 Addendum to mow the B1 and the frontage parcels U-1
864 and U-2.

865
866
867
868



869 Supervisor Berube
870 Aye. I guess, I mean I don't know. I'm not for sure what we're voting on right now.

871 Supervisor Leet
872 That's like a blank check.

873 Supervisor Berube
874 I was going for a different proposal but okay.

875 Supervisor Kramer
876 Well, all right. Thank you so much Servello for joining us.

877

878 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

879

880 Supervisor Kramer
881 And our next item on the agenda is our consent agenda, this includes our March 31st, 2022 meeting
882 minutes, our financial statements for March 2022, and approval of number 264 invoices and check
883 register.

884 Supervisor Kassel
885 So, I have, before I move to approve, there was a correction that I sent, I think. I copied you on it.

886 District Manager Montagna
887 You did.

888 Supervisor Kassel
889 It said that one of Inframark's staff people was part of ownership of the new proper- or no it was that
890 they were part of the group that wanted to purchase the property.

891 District Manager Montagna
892 Yeah.

893 Supervisor Kassel
894 But I think it meant to say that she had talked with those people.

895 District Manager Montagna

- 896 Correct.
- 897 Supervisor Kassel
- 898 So, with that-
- 899 District Manager Montagna
- 900 Elizabeth.
- 901 Supervisor Kassel
- 902 Right.
- 903 Supervisor Kassel
- 904 With that correction, I move to approve.
- 905 Supervisor Kramer
- 906 So we have a motion to approve. Do I hear a second?
- 907 Supervisor Berube
- 908 I'll second.
- 909 Supervisor Kramer
- 910 I have a motion to approve and a second. Any discussion? Okay, hearing none. The consent addend is
- 911 approved with the minor change.
- 912 District Manager Montagna
- 913 Yep.
- 914 Supervisor Kramer
- 915 And we're not congo grassing it, we're cogon grassing it.
- 916 Supervisor Berube
- 917 Did anybody say "aye"? Did we-?
- 918 Supervisor Kramer
- 919 Oh, was that-?
- 920 District Manager Montagna
- 921 The proposal says congo grass...
- 922 Supervisor Kassel
- 923 Yeah, so that's what-
- 924 District Manager Montagna

CARBON

- 925 So, she copied the agenda from the proposal. That's why it was in the agenda listed as ...
- 926 Supervisor Kassel
- 927 Congo grass.
- 928 District Manager Montagna
- 929 Congo grass.
- 930 Supervisor Kramer
- 931 Okay.
- 932 Supervisor Kramer
- 933 I changed it on my cheat sheet.
- 934 Supervisor Leet
- 935 We moved and seconded, do we need to vote?
- 936 Supervisor Berube
- 937 We moved and second, we didn't get a vote.
- 938 Supervisor Kramer
- 939 Okay, motion is seconded. All in favor?
- 940 All Supervisors present
- 941 Aye
- 942 Supervisor Kramer
- 943 All opposed? Hearing none, passes unanimously. All right, staff report. Can someone let them know?
- 944
- 945 On MOTION by Spv. Kassel, SECOND by Spv. Berube,
946 with all in favor, the Board approved the consent
947 agenda as amended.
948
949
950
- 951
- 952
- 953 **FIFTH ORDER OF BUSINESS** **Staff Reports**
- 954
- 955 **District Engineer**
- 956 District Manager Montagna

CARBON

- 957 I did, just did. I said, "You have about ten minutes."
- 958 Supervisor Kramer
- 959 Okay.
- 960 District Manager Montagna
- 961 District Engineer Hamstra's going to talk about Garden Road first.
- 962 Supervisor Berube
- 963 No, he's not.
- 964 Supervisor Kassel
- 965 Would you like a microphone?
- 966 District Engineer Hamstra
- 967 No, I- I'll speak off mic. Yes, I'll be short. Since we have 14 topics, I'm only going to give an update on
- 968 four of them. So first one is the Garden Road. If you recall from our bid opening last week- or last
- 969 month, we were over the public threshold for public bids which is \$195,000 dollars. You asked me to go
- 970 back to the Contractor to see if we reduce the thickness of the recycle concrete aggregate and get below
- 971 the \$195k. He said he could, but then we went to the County to make sure they were okay with the
- 972 thinner product and that led into a discussion with the fire department in which they told us the weight
- 973 of the vehicle and whether or not that thinner product would be sufficient, myself and Greg went back
- 974 and forth with several geo-technical engineers and other people in the business and we were not
- 975 comfortable going six inches less. And then the plan showed it has to accommodate a 67,000-pound fire
- 976 truck. So, the question on Garden Road is whether or not we want to publicly advertise for a bid, or, and
- 977 there's discussion on it later in the agenda, whether the Garden Road's going to be tabled period. But at
- 978 least wanted to give you an- an update from the engineering side of it.
- 979 Second item is the RV storage area. We have received comments from Osceola County. We are down to
- 980 two comments, and they are that they want an address for the trailer, I guess it's the Inframark trailer or
- 981 whatever you want to call the trailer on Garden Road, for 911 emergency services and we cannot use
- 982 Garden Road as a street address because it's already taken elsewhere within the County. So, if the RV
- 983 storage and the Garden Road project moves forward after later discussion today, we have to pick a
- 984 name for Garden Road and assign an address for the trailer so they can add it to their 911 system.
- 985 Supervisor Kramer
- 986 Okay. Just so there's no- what I'd like to do is take a motion and go ahead and pick a name for that road
- 987 even though we may have later discussion, so we don't lose it in the mix., I would move that we rename
- 988 it to Harmony Garden Road.
- 989 Supervisor Kassel
- 990 Or Community Garden Road.
- 991 Supervisor Kramer
- 992 Or Community. Does anybody have a preference?

CARBON

- 993 Supervisor Kassel
- 994 Marilyn...
- 995 Marilyn Ash-Mower-Community Garden Representative
- 996 No.
- 997 Supervisor Kassel
- 998 ...you're the community garden person. Do you have a preference?
- 999 Marilyn Ash-Mower-Community Garden Representative
- 1000 It's fine. It always had been Five Oaks.
- 1001 Supervisor Kassel
- 1002 Yeah, but it's off of Five Oaks.
- 1003 Supervisor Kramer
- 1004 I know it's off of Five Oaks, but that's what they've always called it.
- 1005 Supervisor Kassel
- 1006 Because we have to name it as a new road.
- 1007 Supervisor Berube
- 1008 It can't be anymore.
- 1009 Supervisor Kassel
- 1010 Do you want Harmony Garden Road or Community Garden Road?
- 1011 Marilyn Ash-Mower-Community Garden Representative
- 1012 Harmony Garden Road is fine.
- 1013 Supervisor Kassel
- 1014 Okay.
- 1015 Supervisor Kramer
- 1016 Okay. So, I made a motion to ...
- 1017 Supervisor Kassel
- 1018 Second.
- 1019 Supervisor Kramer
- 1020 I have a motion and second to rename it Harmony Garden Road. All in favor?

CARBON

1021 Board Members

1022 Aye.

1023 Supervisor Kramer

1024 All opposed? Motion passes unanimously. Back to you District Engineer Hamstra.

1025

1026 On MOTION by Spv. Kramer, SECOND by Spv. Kassel,
1027 with all in favor, the Board approved changing the
1028 name to Harmony Garden Road for what is currently
1029 called the Garden Road .

1030

1031

1032

1033

1034 District Engineer Hamstra

1035 All right, second to last topic is the C1 C2 neighborhood milling and resurfacing project. And my Senior
1036 Engineer Greg has gone back and forth with the District Counsel. We have the public advertisement
1037 language worked out and we are ready to advertise for bids at the direction of the Board tonight. Do
1038 you want to table it or go forward?

1039 District Manager Montagna

1040 We have four bids, is that what you said?

1041 District Engineer Hamstra

1042 No.

1043 Supervisor Kramer

1044 No. They'll go out for bids. And it's important for us to have these numbers for budget. Will we have
1045 them back by that time?

1046 District Engineer Hamstra

1047 It'll be tight because by the time we put it in the newspaper, if you want to run it for at least two weeks,
1048 we can get the bids back maybe before the next Board meeting. It'd be tight but.

1049 Supervisor Berube

1050 You had anticipated at \$550,000, right?

1051 District Engineer Hamstra

1052 It was- was it \$ 550k the latest?

1053 Supervisor Berube

1054 Yeah.

CARBON

- 1055 District Engineer Hamstra
1056 It was \$660k, and after we do some -
- 1057 Supervisor Berube
1058 The last number that I saw was \$550k.
- 1059 District Engineer Hamstra
1060 Yeah, that seems right.
- 1061 Supervisor Berube
1062 Based on what's going on since, should we anticipate a little bit more than that?
- 1063 District Engineer Hamstra
1064 It can easily get to 20% above that, easily. Things are continuing to escalate so-
- 1065 Supervisor Kassel
1066 So -
- 1067 Supervisor Berube
1068 Well, I'm just thinking from the budget, right? Because we're going to get into the budget before we
1069 have the bids.
- 1070 District Engineer Hamstra
1071 When is the budget workshop?
- 1072 District Manager Montagna
1073 By mid- - the tentative budget is due June 14th.
- 1074 District Engineer Hamstra
1075 Well, I can get bids back before then so you have the real number.
- 1076 District Manager Montagna
1077 Yeah, and what we can do is take the highest number because they're going to have until August 30th to
1078 cut that down, the overall budget. So, it's going to be better to put the highest in there.
- 1079 Supervisor Berube
1080 Well then, we- I think we'd be safe if we plug in a number of \$660k. Because that's what he just
1081 suggested is 20% over where we were.
- 1082 District Manager Montagna
1083 Just remember, when you set that budget, you can only go down. You can't go up.
- 1084 Supervisor Berube

CARBON

- 1085 I understand.
- 1086 Supervisor Kassel
- 1087 So question, how- what's the- I mean you don't have a crystal ball, none of us do. But what's the
1088 likelihood that in six or ten or twelve months, prices for things may come down? Will they only be going
1089 up, is your estimate?
- 1090 District Engineer Hamstra
- 1091 I've received no indication, unless we have a major correction in the market, things are going to going to
1092 go down at all. No. I still hear supply issues, material issues, labor issues, and -
- 1093 Supervisor Kramer
- 1094 It's like a rollercoaster, it's kind of hit and miss. We've been watching lumber prices and they're like this.
1095 And if you're lucky enough to hit, but there's no way of gaming it right now.
- 1096 Supervisor Kassel
- 1097 Yeah, I was just wondering if...
- 1098 Supervisor Kramer
- 1099 Yeah.
- 1100 Supervisor Kassel
- 1101 It might not be prudent to wait a little bit.
- 1102 Supervisor Berube
- 1103 The you know the problem is once the number gets up, they rise quickly but they come down slowly,
1104 like gasoline, right?
- 1105 Supervisor Kassel
- 1106 Yeah.
- 1107 Supervisor Berube
- 1108 That's the nature of the beast.
- 1109 District Engineer Hamstra
- 1110 So, is the Board's direction to go ahead and proceed with advertising for bids?
- 1111 Supervisor Berube
- 1112 I think so.
- 1113 Supervisor Kramer
- 1114 Yeah. I think we missed the boat when we didn't do this a while ago.
- 1115 Supervisor Kassel

CARBON

1116 Couple years ago.

1117 District Manager Montagna

1118 Yeah, absolutely.

1119 Supervisor Leet

1120 I'll move.

1121 Supervisor Berube

1122 Because it's always a giant number-

1123 Supervisor Kramer

1124 Okay, I have a motion to go forward with advertising. Do I hear a second?

1125 Supervisor Berube

1126 Seconded.

1127 Supervisor Kramer

1128 I have a motion and a second. Any further discussion? All in favor?

1129 Board Members

1130 Aye

1131 Supervisor Kramer

1132 All opposed? No opposition, motion passes.

1133

1134 On MOTION by Spv. Leet, SECOND by Spv. Berube,
1135 with all in favor, the Board approved to move forward
1136 with the advertising for the C1/C2 re-paving/milling of
1137 the alleyways.

1138

1139

1140

1141 District Engineer Hamstra

1142 All right, the busy one for the last 30 days has been the Estates. Good news is Osceola County Road and
1143 Bridge has completed their cleaning of every pipe within their public right-of-way, so they've all been
1144 taken care of. I've done a follow up site inspection recently of four lots under construction, two by
1145 Regatta, two by Millennia Holding Group. I've issued an email to Millennia telling them of the significant
1146 issues in their lots that need to be fixed. A gentleman named Jamie Rodriguez did respond in that same
1147 day, said he would take care of it this week, which is Thursday. I will probably be out there this weekend
1148 to see if it's been taken care of. I had to do a follow up email to Regatta homes, they didn't respond to
1149 my request to fix their-

CARBON

1150 Supervisor Kassel

1151 They've just had a death in the family.

1152 Supervisor Kramer

1153 Yeah, his wife just died.

1154 District Engineer Hamstra

1155 I'll be respectful, but yes, I'll follow up with them in a timely manner. I also coordinated with Vincent,
1156 and they did a terrific job doing some locates of new inlets that needed to be found, the as-built plans or
1157 the old plans had indicated, so Vincent and staff found those new inlets. He also found the bleed down
1158 pipe that drains these ponds and removed the tree that was stuck inside the inlet. So, all that's been
1159 taken care of. I did follow up with Atlantic Pipe Services to make sure they can come back out now that
1160 the County has done their work to finish their CCTV inspection and cleaning program for the inlets
1161 within the CDD open space. I've also talked to Roads and Bridge Osceola County to repair that inlet by
1162 7147 Oak Glen Trail, that- if you drive out there it's sinking in the road. They're going to do a band-aid fix
1163 and they're going to rip up the road once it's appropriate to do the permanent fix to the pipe, so it
1164 doesn't continue doing that to the roadway out there. And the last issue is, I talked to Mr. Gabel who's
1165 been pumping his yard as things get wet, and if we do any miscellaneous survey work I told him I would
1166 survey the top of his pump to see if he's going to have to continue doing that for the foreseeable future,
1167 or if there could be something done, once all this piping and cleaning is all complete whether that can
1168 cease. So that is it for the updates. There are other tentative projects but if you want to discuss them at
1169 a later date, then they're there for your questions.

1170 District Manager Montagna

1171 The invasive weed is under District Engineer Hamstra's business and Catherine, and I believe Mr. Snivley
1172 of Site Land Maintenance is on as well.

1173 District Engineer Hamstra

1174 Okay.

1175 Area Field Manager Perez

1176 Before we go, District Engineer Hamstra did you mention the new drains that were found by Vincent's
1177 group?

1178 District Engineer Hamstra

1179 Yes, so we thought there were 12 but we found in the as-builts, we found there were 13, and he found
1180 two more today.

1181 Area Field Manager Perez

1182 Good.

1183 District Engineer Hamstra

1184 They weren't on any of the plans, or the as-builts.

1185 Supervisor Kassel

CARBON

1186 Wow.

1187 District Engineer Hamstra
1188 And they were all buried in dirt.

1189 Supervisor Kramer
1190 Good job!

1191 District Engineer Hamstra
1192 Thank you very much.

1193 Supervisor Kassel
1194 How did you locate them?

1195 District Engineer Hamstra
1196 How did you locate them, Vincent?

1197 Vincent
1198 We went through the Conservation Area that were inside the Estates. We work inside of the trees, so
1199 we found it.

1200 Area Field Manager Perez
1201 Just stumbled across them basically.

1202 Supervisor Kassel
1203 Wow, amazing.

1204 District Engineer Hamstra
1205 Any questions further before I sit down somewhere else?

1206 Supervisor Kassel
1207 Do we need him here for the discussion with, Catherine Bowman?

1208 Supervisor Kramer
1209 I don't think you need be here

1210 District Engineer Hamstra
1211 I'll be right behind you, I'm not leaving.

1212 Supervisor Kramer
1213 He'll slide over.

1214 Supervisor Kassel
1215 You're going to talk behind my back?

CARBON

1216 District Engineer Hamstra

1217 Of course.

1218 Supervisor Kramer

1219 It's not a problem because all of our folks are on Zoom. So, I guess I'll go ahead and introduce this. This is
1220 the invasive weed proposal we had approved, contingent upon approval by the South Florida Water
1221 Management District, the Site Works proposal. Unfortunately, the report came back that we would need
1222 to get specific permits to allow that much mechanical equipment into our Conservation Areas. But I will
1223 turn it over at this point. Catherine Bowman, if you're there?

1224 Supervisor Kassel

1225 And Catherine if- we can't hear you, so you may be on mute. Do you see her, Dan?

1226 Supervisor Leet

1227 I understand they dialed in. There's are they calling from a 407 or a 321 number, do we know?

1228 Supervisor Berube

1229 There's only four up there.

1230 District Manager Montagna

1231 Catherine, yes Catherine Bowman is the 407 number, ending in 7109.

1232 Supervisor Leet

1233 Yeah, I just asked them to unmute.

1234 District Manager Montagna

1235 And then Mr. Snively.

1236 Supervisor Leet

1237 Yeah, so as of right now everyone dialed in is still muted. Oh, there we- they dropped off. So maybe they
1238 were trying to reconnect.

1239 Supervisor Kramer

1240 So, we'll wait until Catherine reconnects.

1241 District Manager Montagna

1242 I'm calling Bill Snively here, he's not answering.

1243 Supervisor Kramer

1244 My understanding is he's far away in an area where he does not get cell reception.

1245 Supervisor Kramer

1246 Did you send him a text?

CARBON

1247 District Manager Montagna

1248 I did.

1249 District Manager Montagna

1250 Hi Mr. Snively, this is District Manager Montagna.

1251 Bill Snively

1252 Thanks for calling, I was trying to get in, but I appreciate you calling me.

1253 District Manager Montagna

1254 No, that's okay. I'm going to put you right here, and the conversation we're waiting on Catherine to log
1255 back in and then we should be ready to go.

1256 Bill Snively

1257 Great.

1258 District Manager Montagna

1259 Did she get back on?

1260 Supervisor Leet

1261 Not yet.

1262 District Manager Montagna

1263 Let me call her, I can see if I can call her.

1264 Supervisor Berube

1265 Technology is a wonderful thing when it works.

1266 Supervisor Kassel

1267 You can - well call her on this phone and then conference her in.

1268 Catherine Bowman

1269 This is Catherine.

1270 District Manager Montagna

1271 Hi Catherine, this is Angel. Is this easier for you?

1272 Catherine Bowman

1273 Hi Angel, yes...

1274 District Manager Montagna

1275 Okay.

CARBON

1276 Catherine Bowman

1277 ...that is b- much better. Can you hear me all right?

1278 District Manager Montagna

1279 Yes.

1280 Catherine Bowman

1281 Can you put me on speaker or something?

1282 District Manager Montagna

1283 Yes ma'am.

1284 Catherine Bowman

1285 Okay, I'm so sorry about that. I'm actually I'm out- I'm out in the field right now, so yes, I don't know
1286 what you were saying but I did look at both proposals initially, I spoke with Stefan at the Water
1287 Management District, and I researched the requirements of the permit with regard to what activities are
1288 allowed and not allowed in the Conservation Areas and I think it's pretty clear that we should not have
1289 any vehicles in there. And specifically, it says in condition 8, "Activities prohibited within the
1290 Conservation Areas include, but are not limited to, construction or placing soil or other substances such
1291 as trash; removal or destruction of trees, shrubs, or other vegetation, with the exception of exotic
1292 nuisance vegetation removal. , and then it says that , "In perpetuity, no class 1 or class 2 invasive, non-
1293 native plants as described by the EPPC," which is not the Florida Exotic Plant Council or Florida Invasive
1294 Species Council, "shall have no more than 5% vegetative cover between maintenance activities and
1295 nuisance plants," I guess that refers mostly to grape vines that are not appreciated, "can be no more
1296 than 10%."

1297 So, it seems to me, having done the monitoring and seeing all of those 10 wetlands now in intimate
1298 detail, it seems to me that it would be not a good idea to have any equipment in there, other than
1299 backpacks, unless someone's walking along the edge or mowing along the edge of the cogon grass,
1300 since that's the process for cogon grass. Or potentially cutting and mulching the Brazilian pepper over
1301 there on the edges, but we're inside the wetlands and I know that it is going to be time-consuming, but I
1302 just don't see any other way that the areas- the procedure for removing the Lyonium, which is to cut it
1303 at about chest-high, and remove that material away from the rest of where it's growing, and then spray
1304 it on the ground can be done in a way other than with a backpack and hand implements. Or, I don't
1305 know what kind of tools someone might use, maybe a hedge trimmer or a, I don't know, electric saw or
1306 something. I'm not really sure what the cutting method would be but, it's not mulching. Mulching is
1307 going to throw spores everywhere and drag them around on equipment to parts of the conservation
1308 easements that are not infected now.

1309 And it just seems like while it might seem cost-effective, in the long-run I think it'd be very damaging.
1310 And what you need is people who can identify not only the invasive exotics, but the desirable native
1311 plants that we're trying to keep diverse in the conservation easements. It seems to me that
1312 backpacking's the only way to do it internally. We saw a number of places like in, oh let's see, wetlands
1313 Conservation Areas 7 and 5, I believe, which have an internal marsh, and most of those areas are in
1314 really lovely condition, except here and there there's a shooting up of one piece of lygodium that you're
1315 not going to get and find without someone walking in, cautiously looking around for new spreading
1316 areas of lygodium and treating it with a backpack spray. And it would be a shame to start losing some of
1317 the really nice areas that are not infested to recklessness, and you know, maybe expediency. I think that

CARBON

1318 it's not something that can be- it's so far out of control in many areas, particularly wetland 4 and some
1319 areas of 7 and 8 and 6, that it's really going to take some time and some cautious intensive effort to get
1320 it back under control. I'm hopeful that it can be gotten back under control. And that's really the basis of
1321 what I meant to say as far as recommending or not recommending a particular approach in treating the
1322 invasions. You're welcome to ask me questions. I've been out there, I've been all over those areas. I've
1323 seen what's going on, and it's not good.

1324 Supervisor Kramer

1325 Okay, does anybody from the Board have any questions of Catherine at this time?

1326 Supervisor Kassel

1327 No.

1328 Supervisor Leet

1329 So, to be clear, the language that we heard was that vehicles cannot be used back there, and I think I got
1330 this right, with the exception of the removal of exotics. Are we clear on that there's no, never mind the
1331 efficacy of doing it this way, but that that doesn't allow for the vehicles to be, you know, I'm trying to
1332 phrase my question right...

1333 Catherine Bowman

1334 Well no. Yes, I'd like to answer that by saying that if there were invasive, non-native species within
1335 Conservation Areas that could only be treated with equipment, such as Brazilian pepper, or cogon grass,
1336 or non-native primrose willows, maybe you would need to take something inside there and risk running
1337 over surrounding vegetation to get those treated. But I don't think that's the problem here, for the most
1338 part. I think it's the lygodium. And if you are doing- I mean even when you go in there to cut the
1339 lygodium and spray it, the guidelines are that you need to bag up your clothing while you're on site and
1340 not dispose of it anywhere. And, you know, make sure that your equipment is not dragging around
1341 spores, that it's washed off before you leave the site, so things like that don't make me think that in the
1342 case of lygodium, taking any vehicles inside there, unless it's to you know just cautiously drive in with an
1343 ATV or something, park where you're not damaging anything and use your hose reel, maybe, to spray
1344 some big infestations. That seems reasonable to me, as long as you're not driving around on the
1345 lygodium that's sprawling all over the ground.

1346 Those spores move around so easily and the people that are doing the work need to be very cautious
1347 with what they're doing with their equipment and with their selves, with their purses, and their boots,
1348 and their- whatever they're wearing. That will spread spores around to areas that are not contaminated
1349 yet. So I don't think in the case of the Harmony situation with the lygodium, there's any need to take
1350 much vehicles, except just maybe with the tank where you have the big infestations and you're not
1351 going to drive on vegetation that is desirable and, you know, drive on the lygodium and spread the
1352 spores around. And I think that really goes to an appreciation and a respect for the natural community
1353 and knowing what you're not supposed to be damaging as well as focusing on the things you're trying to
1354 get rid of. And I've just seen too many Conservation Areas really having to go and replant repeatedly
1355 because while they had some cost-effective people who were spraying invasives, they were also over-
1356 spraying because they didn't know what not to kill. And, we've replanted a lot of areas where, you
1357 know, that could've been avoided by , spending money appropriately early on and really doing an
1358 appropriate job of getting rid of the particular invasives that were, in question.

CARBON

- 1359 Supervisor Leet
1360 Understood, thank you.
- 1361 Supervisor Kramer
1362 Okay, any further questions of Catherine?
- 1363 Supervisor Kassel
1364 Nope.
- 1365 Supervisor Kramer
1366 Okay Catherine. Does the Board have any questions of Site Works?
- 1367 Supervisor Kassel
1368 Yes, I'd like to hear what they have to say in response to Catherine's, what Catherine just had to offer.
- 1369 James Piney
1370 Can you hear me?
- 1371 Supervisor Kramer
1372 Yes., James
- 1373 James Piney
1374 I had some audio issues there, but I heard most of it. And I understand what she's saying. I think the
1375 process that I stated may have gotten a bad rap or misinterpretation of what we do , but I do
1376 understand what she's saying. There are going to be some- I can't say there's not going to be any
1377 "casualties" when you're going there and making the trails that I had in mind, so yes, that is something
1378 that happens. But the idea was to effectively get that 90% coverage. Where yes, you can do it with
1379 backpacks, it's going to be much, much more labor intensive. That's probably the discrepancy between
1380 the two proposals so, you know, obviously ours would change without being able to do that. It's just,
1381 you need more manpower to do it; a lot of backpacks, a lot of men, a lot of hours.
- 1382 Supervisor Kramer
1383 Okay. Any specific questions of James? At this point we also have, Mr. Bill Snively on the line who had
1384 proposed using backpack sprayers and essentially walking in and treating by hand to avoid mechanical
1385 disruption of Conservation Areas. Mr. Snively did you have anything you wanted to add?
- 1386 Bill Snively
1387 I just wanted to, I hope the Board had the opportunity to read the follow up email I sent out on April
1388 5th. It sort of outlined a little better our scope of work and how we would tackle this project. My
1389 opinion is if you go in there heavy on the mechanical side, in anywhere except for the buffer, that you're
1390 going to have more of an issue next year than you possibly have this year, just because of the ground
1391 disturbance. You know, we own one of those track machines, we have a forest tree mulcher. It's great in
1392 its place, but outside of its place it can do some pretty good ground disturbance. And, I'd like to say the
1393 spore dispersion on the lygodium, dragging vines, just the turning of that track machine, knocking holes

CARBON

1394 in the ground.,you know, it's just going to give daylight to seed that's already laying there waiting to
1395 germinate. And not to mention the wetland issue of being able to move that machine around and get in
1396 areas where it's needed without- I mean you don't just jump up and move over, you have to mulch a
1397 path to it. And if you're mulching natives out, even though it may not be killing the native itself, it's still
1398 going to give more daylight to invasives to fill that void and, I think it's going to give you more long term
1399 issues than it's going gain and, and I think you're opening yourself up to the possibility of having to
1400 revegetate with native species by permit just to keep the Water Management District appeased. It is a
1401 search and rescue type deal. I mean, you go in with guys in a lateral line, just like you were looking for a
1402 lost kid in that swamp and you literally cut your way through whatever you have to do to make your
1403 little path through you'd go to the target plant. If you need to cut it, we cut it with hedge trimmers and
1404 treat the lower vines. That way you're not spraying up in the air and causing non-target damage where
1405 the chemicals fall. And plus, in, in a lot of those vines, they may be 30, 40, 50 feet in the air and not be,
1406 you can't spray there with your backpack sprayer anyway. So you're really having to cut it down, focus
1407 your chemical on where it should be, and yes, it is labor intensive. We have done a lot of this for 20
1408 years and there's really not another way to do it other than to go in there and spend the time it takes
1409 and do it right, or you may open yourself up to a worse problem in years to come.

1410 Supervisor Kramer

1411 Okay, thank you so much. Any other questions from the Board members.

1412 Supervisor Kassel

1413 Nope.

1414 Supervisor Kramer

1415 Okay. Hearing none I do want to touch on one other issue. We'll bring this back to the Board and discuss
1416 it in just a moment. But while I have you all on the line particularly Catherine we just heard a proposal to
1417 treat the cogon grass that is not adjacent to our Conservation Areas.

1418 Catherine Bowman

1419 Yes.

1420 Supervisor Kramer

1421 We have it showing up in our open field areas and they are proposing to spray it. The original treatment
1422 was to spray with a glyphosate and then to allow three weeks, spray it again, allow three weeks and
1423 then till it up. That puts us into the wet season. They mentioned today that they could just go with one
1424 week between sprayings and then till it to catch the end of the dry season. Would that be appropriate
1425 treatment or would you suggest with that-

1426 Catherine Bowman

1427 I know that tillage is used sometimes, particularly on newer infestations and I'm looking to Bill
1428 commenting on this. He has better knowledge and he might want to say something different than what
1429 I'm saying I have seen that it's very effective to spray and then cut as low as you can mow it and then
1430 wait for it to regenerate to 10- or 12-inches height and then spray it again. I understand that some
1431 tillage system, repeated, can be useful and I don't have any particular personal experience of doing that.
1432 On particular projects where I have worked, where there has been a cogon grass problem, we have
1433 used, simply, the cutting and spraying repeatedly. And it takes multiple years, and it takes repeat

CARBON

1434 spraying and it particularly takes someone being there to check it at the right time and make sure that
1435 the follow-up treatments are done at a time that will be useful, and not cutting it when there are seed
1436 heads around and not using equipment in the tillage unless you are washing it right there, where, when
1437 you're done, so that you're not taking those propagules, little pieces of rhizome me around to other
1438 areas. I think that tilling can be useful, but like all equipment that's used with the base of exotics, it's got
1439 to be really meticulously cleaned afterwards and between areas that you're treating so you're not
1440 dragging those around. So, I don't know, other than that and, I think that the key is to make sure that it's
1441 getting followed up and retreated at times that are useful.

1442 Supervisor Kramer

1443 Okay, great. Thank you for your advice on that. -

1444 Bill Snively

1445 Can I make one comment on that, Teresa?

1446 Supervisor Kramer

1447 Yes, please.

1448 Bill Snively

1449 I agree with Catherine's plan. I would spray it, mow it. What you usually have is, it grows out with
1450 rhizomes. You're going have a fringe area that's going to be your first area that wants to grow back that
1451 was underground that you couldn't get chemical on because it was underground, but like I said, the
1452 mowing just gets it down to where you can see the new shoots or whatever was covered up. It can be so
1453 dense and it's hard to get chemical in there sometimes so you spray it down the best you can, mow it,
1454 let it do its thing but, you know... And stay on it, multiple applications, but then some form of
1455 restoration, has to be done or just a big bare ground spot, it's just an open canvas for the next invasive-

1456 Catherine Bowman

1457 Oh. Yeah, thank you. Thank you, Bill. Yeah, you're right.

1458 Supervisor Kramer

1459 Yes, and I think that was part of their tillage. They were going till it up, let it dry out some and then take
1460 it off so that they could then replant it with our sod.

1461 Supervisor Berube

1462 I- Am I hearing correctly that you are not recommending tilling it?

1463 Supervisor Kassel

1464 That's what I'm hearing.

1465 Catherine Bowman

1466 I don't have any good experience. I don't have any experience one way or the other with tilling it. I know
1467 that spraying it and cutting it, spraying it and cutting it, spraying it and cutting it, does work over time if
1468 someone's cautious. And I don't know how much tilling it will help, particularly in thick, established
1469 areas. It might help on new infestations that are not really dense, but I don't know how it would work on

CARBON

1470 really dense infestations and I also wonder with the tillage, how it, what's going to keep those
1471 propagules from being moved around on the equipment to other areas.

1472 Bill Snively

1473 My only concern with tilling is you're just cutting up more "seed" and you're still trying to exhaust the
1474 seed source that's there and I don't know what type of sod you'll use, if this is a golf course area,
1475 whatever, but blanketing it with something, it's going to be your best bet and if it is a Bermuda grass
1476 area, that would be fantastic, if that's what it's supposed to be. If there was enough dirt there to grow
1477 the grass, I wouldn't recommend tilling, but a Phd., you know somebody may have a better outlook on
1478 that than I do.

1479 Supervisor Berube

1480 To that point, so if we go back to your recommendation of spraying and cutting, how do we prevent the
1481 cutting from shooting the seeds and rhizomes and everything else all around. How do you-

1482 Supervisor Kassel

1483 'Because you cut it when it's not in flower, when it's not in seed.

1484 Supervisor Berube

1485 So that requires a little bit of management. Careful there.

1486 Bill Snively

1487 Yes, and it's not, it's not really prolific, as prolific, by seed.

1488 Supervisor Berube

1489 Okay.

1490 Bill Snively

1491 Anyway, but yes, you, you, you going to stop the bleeding sometime. So, you know your best course it
1492 just to get chemical and get the issue stopped and then, like you say, you're mowing down the, the
1493 foliage, the plant material, the grass, letting it decompose and then staying on top of it. You know,
1494 you're going have seed there that's going sprout. You're going have many shoots that were covered that
1495 are going sprout. You're going have stuff that's underground, but after a couple treatments you should
1496 gain a lot and then restoration, you know. It's your, it's half of your key, because just walking away from
1497 it and saying, "Oh boy, we did a great job," yeah, it'll, it'll grow something worse when you come back.

1498 Supervisor Kramer

1499 Right.

1500 Supervisor Berube

1501 So, to, to be... To take this to the logical end, you spray it when it shows seed, let that die, cut it off-

1502 Supervisor Kassel

1503 Before it shows seed.

CARBON

1504 Supervisor Berube
1505 Oh, before it shows seed.

1506 Catherine Bowman
1507 Yeah.

1508 Supervisor Berube
1509 So, then you cut it off-

1510 Catherine Bowman
1511 I mean, I don't-

1512 Supervisor Berube
1513 ... and it grows up again. You spray it again?

1514 Supervisor Kassel
1515 Yeah, you... But you're spraying it before it goes to flower and seed.

1516 Supervisor Berube
1517 Right, okay.

1518 Bill Snively
1519 That's right.

1520 Supervisor Kassel
1521 We keep on cutting it. You just keep on cutting it back before it goes to flower and seed. And eventually
1522 you're starving the rhizomes so they can't reproduce anymore.

1523 Supervisor Kramer
1524 Right.

1525 Supervisor Kassel
1526 Is that, is that correct Catherine and Bill?

1527 Catherine Bowman
1528 Yes, yes that is correct.

1529 Supervisor Kassel
1530 Yeah.

1531 Bill Snively
1532 I agree with that.

CARBON

- 1533 Supervisor Berube
1534 So, when do they... Multi-month?
- 1535 Supervisor Kramer
1536 Yes.
- 1537 Bill Snively
1538 You said it's being spraying it, before it goes to seed.
- 1539 Supervisor Kassel
1540 Multi-year.
- 1541 Supervisor Berube
1542 Multi-year project?
- 1543 Catherine Bowman
1544 Then you want to be careful what your mix is on your herbicide because you don't want to just kill the
1545 top and not have the herbicide taking down into the root zone-
- 1546 Supervisor Kassel
1547 Rhizome.
- 1548 Catherine Bowman
1549 ... , where it's going, you really want to, want to get it to.
- 1550 Bill Snively
1551 Correct.
- 1552 Supervisor Kassel
1553 So, it's not just glyphosate?
- 1554 Catherine Bowman
1555 No, I think glyphosate is a perfectly good product, you don't want to really use some... And I think that,
1556 some people have a mix that they use, but you don't want to use anything like, Imazapyr or Arsenal,
1557 whatever their names are, because that would kill trees and everything. So, I think glyphosate is a good
1558 option. I was just on a site this week where it was glyphosate and something else that I don't know
1559 because I'm not a herbicide person, in the mix and they were having really good success with it, but I
1560 don't know what that is.
- 1561 Supervisor Kassel
1562 Didn't somebody mention-
- 1563 Catherine Bowman

CARBON

- 1564 I know that it's not Imazapyr or whatever its tradenames are, Arsenal.
- 1565 Supervisor Kassel
- 1566 Wasn't... Didn't somebody mention Triclopyr? Didn't I see that on the agenda?
- 1567 Supervisor Kramer
- 1568 Yeah.
- 1569 Catherine Bowman
- 1570 Triclopyr? Oh, yeah, that is probably what they said and I, I am not knowledgeable enough about the
1571 details of how you can treat these. I think that I may have sent along a sheet about cogon grass
1572 treatment recommendations. Did I send that to somebody, or did I just imagine it?
- 1573 Supervisor Kassel
- 1574 I think she did send it, but it, it was a while ago.
- 1575 Catherine Bowman
- 1576 It was from, Georgia, from the state of Georgia, their highway department. Where they were
1577 recommending, protocol for cogon treatment.
- 1578 Supervisor Kramer
- 1579 Okay, great. Thank you so much for that input, that's helpful. Okay, at this time we're going to bring,
1580 discussion back to the Board. I want to, ... Do we have any motions, what to do or how to go forward
1581 with-
- 1582 Supervisor Kassel
- 1583 I don't have the aquatic weed proposal in front of me, so-
- 1584 Supervisor Kramer
- 1585 Their proposal was a 90% success rate, for \$194,000. There'll be three treatments a year, in a one-year
1586 period with a resulting kill rate of 90% of the class one and class two invasives. Did I state that right, Bill?
1587 He may be gone now.
- 1588 Supervisor Kassel
- 1589 Move to approve that proposal.
- 1590 Supervisor Kramer
- 1591 I have a motion to approve. Do I hear second?
- 1592 Supervisor Leet
- 1593 I'll second, but the, ... So, for that amount, is there, ... I mean, do we need to find other, does this meet
1594 our...
- 1595 District Manager Montagna

CARBON

1596 You're just under.

1597 Supervisor Kassel

1598 Yeah, it's \$195k.

1599 District Manager Montagna

1600 You're fine.

1601 Supervisor Kassel

1602 That's why they came with \$194k.

1603 Supervisor Leet

1604 Oh okay, because I, maybe it's an old copy of the last agenda I was seeing higher, okay.

1605 Supervisor Berube

1606 But is sure does violate our procurement policy.

1607 Supervisor Kassel

1608 Well, we did get a second proposal from Syte Works.

1609 Supervisor Kramer

1610 And we did request other proposals.

1611 Supervisor Kassel

1612 Right.

1613 District Manager Montagna

1614 Correct.

1615 Supervisor Kassel

1616 But they were non responsive.

1617 District Manager Montagna

1618 That is correct.

1619 Supervisor Kassel

1620 So, we did-

1621 Catherine Bowman

1622 It's a big scary project- It's a big scary process and like, a huge amount of work for somebody. They'd

1623 have to dedicate a lot of crew to it over a long period of time.

1624 Supervisor Kramer

CARBON

1625 Okay, so I have a motion and a second. Do I hear any further discussion? All those in favor?

1626 All Supervisors Present

1627 Aye

1628 Supervisor Kramer

1629 No opposition, motion passes. Thank you, everyone.

1630

1631

1632

On MOTION by Spv. Kassel, SECOND by Spv. Leet, with all in favor, the Board approved the proposal from Aquatic Weed Mgmt for Invasive Weed Control in Harmony CDD owned Conservation Areas and Buffers for \$194,000.

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1640

1641

1642 Catherine Bowman

1643 Thank you.

1644 Supervisor Berube

1645 No, this supersedes what we did last month, right?

1646 Supervisor Kramer

1647 Yes.

1648 District Manager Montagna

1649 Yes.

1650 Supervisor Kramer

1651 Because, it was, that was contingent on approval by Water Management-

1652 Supervisor Kassel

1653 Right.

1654 Supervisor Kramer

1655 ... District and our consultants.

1656 Supervisor Berube

CARBON

- 1657 Do we need to undo that?
- 1658 Supervisor Kassel
- 1659 No, because it was only approved contingent upon the approval of Dr. Bowman
- 1660 Supervisor Kramer
- 1661 Okay, that is-
- 1662 Supervisor Kassel
- 1663 It's, it's Aquatics Weed, Aquatic Weed-
- 1664 District Manager Montagna
- 1665 I thought it was maintenance.
- 1666 Supervisor Leet
- 1667 It says Management
- 1668 Supervisor Kassel
- 1669 Thank you.
- 1670 District Manager Montagna
- 1671 My apologies.
- 1672 Supervisor Leet
- 1673 AWM.
- 1674 District Manager Montagna
- 1675 Yes.
- 1676 Supervisor Kramer
- 1677 All right, so unless anybody has any further questions for our engineer, David Hamstra, his business is finished. Thank you very much. ...
- 1678
- 1679 Supervisor Leet
- 1680 Should we take up the cogon issues-
- 1681 Supervisor Kassel
- 1682 Yeah, with Servello.
- 1683 Supervisor Kramer
- 1684 Yes, the cogon grass was with Servello, a proposal. Now their proposal included tillage.
- 1685 Supervisor Berube

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- 1686 Yes.
- 1687 Supervisor Leet
- 1688 And sodding, following the tilling.
- 1689 Supervisor Kramer
- 1690 And sodding, following, yes.
- 1691 Supervisor Leet
- 1692 So, it sounds like, -
- 1693 Supervisor Kassel
- 1694 But their proposal just included spraying three times and then tilling.
- 1695 Supervisor Berube
- 1696 Two times.
- 1697 Supervisor Kassel
- 1698 I thought it was three.
- 1699 Supervisor Berube
- 1700 Two times, three weeks apart.
- 1701 Supervisor Kassel
- 1702 Oh.
- 1703 Supervisor Berube
- 1704 I think that proposal needs to be redone.
- 1705 Supervisor Kassel
- 1706 Yeah.
- 1707 Supervisor Leet
- 1708 Well I was going say, could we maybe approve just the glyphosate portion of this proposal so they can at
1709 least get started on that and then the updated proposal to kind of go on to the end of this would be the
1710 any ongoing or larger scope. This way we at least get started on this.
- 1711 Supervisor Berube
- 1712 Well, the problem is that their proposal for glyphosate is two times, three weeks apart. This sounds like
1713 we're going need it time after time, after time, after time we need it cut.
- 1714 Supervisor Kramer
- 1715 Yeah.

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- 1716 Supervisor Leet
- 1717 Yes. Yeah, no, I'm, I'm only saying I was going to move that we approve just the spraying portion from
1718 this proposal so at least it gets started. The beginning of it is as soon as possible versus waiting the other
1719 month to even start on anything.
- 1720 Supervisor Berube
- 1721 To that point, don't we use glyphosate in our routine treatment around here? CouldInframark spray
1722 these areas. We have glyphosate on, on... And we have a herbicide sprayer, right?
- 1723 District Manager Montagna
- 1724 Only under the direction of Catherine.
- 1725 Area Field Manager Perez
- 1726 We use the glyphosate label for aquatics, which is different. We can't use that on land.
- 1727 Supervisor Berube
- 1728 Okay.
- 1729 Area Field Manager Perez
- 1730 If that makes sense.
- 1731 Supervisor Berube
- 1732 Yeah, it does.
- 1733 Area Field Manager Perez
- 1734 Now, I believe he can purchase with his license, we can check, we literally can purchase it and I think, we
1735 can mark the area out so that it sprays inside of a square, in a sense. So that we're not getting crazy with
1736 it. We'll have to watch for drift and when we need to find signage for the job there, make sure that
1737 people stay off it until its dry.
- 1738 District Manager Montagna
- 1739 Catherine needs to oversee it.
- 1740 Area Field Manager Perez
- 1741 Catherine would need to be one that oversees it.
- 1742 Supervisor Kassel
- 1743 And then, what about the mowing of it?
- 1744 Area Field Manager Perez
- 1745 That, we don't have the ability to do.
- 1746 Supervisor Kassel

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- 1747 Right.
- 1748 Supervisor Berube
- 1749 Technically you do. The red tractor, and it has a mower. And it's a virgin mower and it could be cleaned
1750 after each time.
- 1751 Area Field Manager Perez
- 1752 Can it get low enough is my question? It's a bush hog.
- 1753 Supervisor Berube
- 1754 I think so. No, no, that's a grass mower. All behind the trailer, there's a red mower and it goes with that
1755 tractor. We bought it for cutting.
- 1756 Supervisor Kassel
- 1757 Is it a belly mower or is it a, is it a rear attachment?
- 1758 Supervisor Berube
- 1759 It's a under-
- 1760 Supervisor Kassel
- 1761 Belly mower, it's a belly mower.
- 1762 Supervisor Berube
- 1763 Yeah, it's-
- 1764 Supervisor Kassel
- 1765 It sits under the belly of the tractor.
- 1766 Supervisor Berube
- 1767 Rotary, yeah, it's a rotary mower for cutting grass. You have the equipment to cut it. If you go look at it,
1768 I'll bet you it'll cut down to an inch and a half.
- 1769 Area Field Manager Perez
- 1770 I don't know if that's low enough. I think they want it scalped, like to bare soils you're exposing...
- 1771 Supervisor Berube
- 1772 The roller wheels, take the roller wheels off. It will cut right down on the ground like you wanted it. But
1773 look at it, I think you, that, that equipment was bought just for special purposes like this. Areas that we
1774 need it to cut.
- 1775 Area Field Manager Perez
- 1776 I know we can spray it-
- 1777 Supervisor Berube

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- 1778 Right.
- 1779 Area Field Manager Perez
- 1780 ... but I know we can spray it, you know, we'll definitely look into it, but Catherine still needs to make
1781 sure to oversee it. If we can't get it low enough, don't know why. It's not a big area. What's the problem
1782 with when we cut it
- 1783 Supervisor Berube
- 1784 But the deal is we don't want the... We, I think we want control of that mower after it leaves that area
1785 fto make sure it's clean.
- 1786 Area Field Manager Perez
- 1787 I get that it should be cleaned up right there on site, but-
- 1788 Supervisor Berube
- 1789 Yes.
- 1790 Supervisor Kramer
- 1791 It must be, yes.
- 1792 Supervisor Berube
- 1793 Right, and so the problem is-
- 1794 Supervisor Kramer
- 1795 Well, that's, yeah, and-
- 1796 Supervisor Berube
- 1797 ... can you, can you bet that Servello is going to do that?
- 1798 Supervisor Kramer
- 1799 Well, the cleaning right there on site is... We need to do it, we should do it as a practice, but the more
1800 critical thing is if we are tilling it.
- 1801 Area Field Manager Perez
- 1802 Yeah, you're removing rhizomes from below.
- 1803 Supervisor Kramer
- 1804 because it's the rhizomes that will propagate and spread. Actually, cogon grass doesn't spread very
1805 significantly, well, they say it doesn't spread very significantly by seed.
- 1806 I don't know how we're ending up with all of these plants-
- 1807 Supervisor Kassel
- 1808 I don't either.

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- 1809 Supervisor Berube
- 1810 Well, Servello may be carrying it in, because they were universal through all the property, right? But,
1811 what we-
- 1812 Supervisor Kramer
- 1813 Well, we have it on 192. I think it's coming in...
- 1814 Supervisor Berube
- 1815 My point of view is that with that mower, that could be a single purpose use of that mower is just to cut
1816 that. They could spray it, they could cut it. Wouldn't even have to clean it, just get the mower out of
1817 there and only bring it back when it's time to cut it again. It could be done in house. You got the
1818 equipment. You got you guy. All you need is the chemical and we can buy that.
- 1819 What do you think?
- 1820 Area Field Manager Perez
- 1821 It's worth a shot.
- 1822 Supervisor Kramer
- 1823 Okay, so is there any opposition trying to do this in-house, or doing this in-house? .
- 1824 Supervisor Berube
- 1825 It's part of their... Vincent, you're comfortable with what we're trying to do here? The other guy's going
1826 be out there doing it.
- 1827 Vincent
- 1828 I'll be glad.
- 1829 Supervisor Berube
- 1830 And we'll have Brad will be spraying?
- 1831 Area Field Manager Perez
- 1832 Brad'll be spraying, yeah.
- 1833 Area Field Manager Perez
- 1834 Brad will be the one performing the work. Vincent would oversee. We need to get some signs out...
- 1835 Supervisor Berube
- 1836 Sure.
- 1837 Area Field Manager Perez
- 1838 ... stay off until dry and then...
- 1839 Supervisor Berube

1840 Okay.

1841 Supervisor Leet

1842 Thank you.

1843 Supervisor Kramer

1844 All right, wonderful.

1845 Supervisor Berube

1846 That takes care of that.

1847 Supervisor Kramer

1848 All right, we're going on to District Counsel's report.

1849

1850 **District Counsel**

1851 Attorney Qualls

1852 Yes. Well, good evening. So I've submitted my written report and what was in the agenda was a wee bit
1853 different, so I'll just go in that order, if that's okay. . The first subject is the subject of what is a
1854 requirement for serving on the Board. So, the statute says, "All elected board members must be
1855 qualified electors. Qualified elector means any person at least 18 years of age who's a citizen of the
1856 United States, a legal resident of Florida, and of the District." That turns out to be the operative
1857 language there. , so an elected Board member must be a legal resident of the District. The statute does
1858 not define when a vacancy occurs. There was an Attorney General's opinion that's not on point and it
1859 deals with a special district, although a totally different kind, but it cites to the Constitution as
1860 instructive, the Constitution's not on all fours, because this isn't a office created by the Constitution, but
1861 again, it's instructive, just like a dictionary is. (laughs). "Vacancy in office shall occur upon the failure to
1862 maintain the residence required when elected." So, when I was first asked this question, I said to
1863 Supervisor Kassel, and this was two times ago, I said, "Well, this is really clear." And then she said, "Well,
1864 yeah, but it doesn't really talk about this vacancy issue." So, last month I said, "You know what? If it's
1865 okay with the Board let me reach out to my contacts at the Attorney General's office." Now I need to be
1866 very clear for the record, now that it's verbatim, and isn't that a joy, reading what we say at the last
1867 meeting? The... I did not make a formal request to the Attorney General nor did I make an informal
1868 request, so a, a golden rule that I was taught is, "You don't ask a question unless you know the answer
1869 before you ask," and so this is in the nature of reaching out to my friends and contacts who are in the
1870 Opinions Department of the AG, just to go through it and talk as two attorneys. And so, basically, she
1871 followed the same line of logic. Now, the interesting thing she did indicate is that the Attorney General
1872 wouldn't address this question because it's a mixed issue of law and fact. And it all goes down to what
1873 does it mean to be a qualified elector of the District. And you have to be, you have to be a resident of
1874 the District in order to be on the Board. So that's the summary.

1875 Supervisor Kassel

1876 In order to not only be elected, but to continue to serve on the Board? That's the question, right?

1877 Attorney Qualls

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1878 Mm-hmm (affirmative), because all elected Board members must be qualified electors of the District
1879 and a qualified elector is a legal resident of the District, so yes. Now some, this is where it, the practice
1880 of law as Madame Chair knows, many statutes dealing with, because there's many different types of
1881 officers with many different types of terms for the office, and many of those statutes specifically define
1882 how a vacancy is created. That's what's missing in, in chapter 190, so... And, you know, for what it's
1883 worth, that's why I say, "You know what? I still feel safe citing to the Constitution." And so that's the law
1884 on that subject. Moving along. The next-

1885 Supervisor Kramer

1886 Okay, so the question then comes in. We have a supervisor who has-

1887 Supervisor Kassel

1888 Well, first wait. Let's ask him, have you moved or are you still here?

1889 Supervisor Berube

1890 My legal residency has not changed.

1891 Supervisor Kramer

1892 Okay. Is your intent...

1893 Supervisor Berube

1894 My legal residency has not changed.

1895 Supervisor Kramer

1896 Okay.

1897 Supervisor Kassel

1898 So, you have not moved out of Harmony?

1899 Supervisor Kramer

1900 I need to ask a specific question.

1901 Supervisor Kassel

1902 Okay.

1903 Supervisor Kramer

1904 Is it your intent to change your principal residence, to a location outside of the District?

1905 Supervisor Berube

1906 My legal residency has not changed. We can go back and forth all you want. I'm not going change my
1907 answer.

1908 Supervisor Kramer

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- 1909 All right, then... Did you enter into a mortgage that requires that within 60 days of that mortgage that
1910 you establish a principal residence at another location outside the District bounds.
- 1911 Supervisor Berube
- 1912 Madame Chair, with all due respect, I've answered your question. This is not a deposition nor a trial. I
1913 answered your question. My legal residency has not changed. When it does, if it does, you'll know. This
1914 is a policy setting board, not an inquisition board. Thank you very much. Move on. I'm not changing my
1915 answer.
- 1916 Supervisor Kramer
- 1917 Well, there's no way we can ask the proper question to the Attorney General's office until, I mean, I
1918 think it's well settled and, and I'll just lay it out. Mr. Berube ...
- 1919 Supervisor Berube
- 1920 For whatever reason, you want me off the Board. That's what it comes down to. Your entire family-Every
1921 adult in your family has written about where I may or may not live... multiple times in public forums in
1922 the last month.
- 1923 Supervisor Kramer
- 1924 Excuse me, you're out of order.
- 1925 Supervisor Berube
- 1926 Oh, I'm sure I am. So are you.
- 1927
- 1928 Marylin Ash-Mower
- 1929 You are such a bully.
- 1930 Supervisor Berube
- 1931 I certainly am. Certainly am.
- 1932 Supervisor Kramer
- 1933 Excuse me, excuse me. The conversation is with the Board. Our attorney has opined. The statutes are
1934 very clear as to who can serve. The case law if very clear as to who can serve. It boils down to intent and
1935 the intent is whether Mr. Berube, because he has physically moved out of the neighborhood, so he is
1936 physically not residing in the neighborhood right now. The question is whether his intent is to establish
1937 principal residence outside of Harmony.
- 1938 Attorney Qualls
- 1939 Legal, legal. Well, I would just say legal residence.
- 1940 Supervisor Kramer
- 1941 His principal residency outside the... That's what it turns on is where is your principal residency.
- 1942 Attorney Qualls

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- 1943 Okay.
- 1944 Supervisor Kramer
- 1945 Okay.
- 1946 Attorney Qualls
- 1947 And maybe that's the same as legal residency.
- 1948 Supervisor Kramer
- 1949 Right.
- 1950 Attorney Qualls
- 1951 I'm just giving you the statute language.
- 1952 Supervisor Kramer
- 1953 Right.
- 1954 Attorney Qualls
- 1955 I know you love that.
- 1956 Supervisor Kramer
- 1957 So, the question is, are you, are you... I guess what the question, are you lying to us now that your
- 1958 principal residence is still in Harmony, or did you mislead and lie to the loan company?
- 1959 Supervisor Berube
- 1960 I've answered your question three times. My legal residence has not changed. How much more direct
- 1961 can I be. And I'm not going change from that. You can spend the next three hours asking whatever
- 1962 questions you want. I'm not going change. That's it. You and the lady next to you both want me off the
- 1963 Board for whatever reason.
- 1964 Supervisor Kassel
- 1965 That, it's not true.
- 1966 Supervisor Kramer
- 1967 We want, all right.
- 1968 Supervisor Berube
- 1969 It's been the track forever.
- 1970 Supervisor Kramer
- 1971 The issue here and correct-
- 1972 Supervisor Berube

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- 1973 The issue is I'm not going change my mind.
- 1974 Supervisor Kramer
- 1975 The question is, if we move forward with an individual who is not qualified to sit on this Board, we will
1976 be the, the whole Harmony CDD, will possibly open ourselves up to having any decision that we make
1977 with Mr. Berube voting on the Board under challenge.
- 1978 Attorney Qualls
- 1979 You're saying if, if indeed there's a vacancy? The, the other interesting fact, didn't you, didn't... I'm
1980 talking to you about it, but it was about you. Doesn't your term end at the end of this year?
- 1981 Supervisor Berube
- 1982 Yes.
- 1983 Attorney Qualls
- 1984 Yeah, so that's the... There, there definitely would be a vacancy at that point Madam Chair.
- 1985 Supervisor Kramer
- 1986 Right. The statute 190 says-
- 1987 Supervisor Kassel
- 1988 Well, Mr... Before you go there, Mr. Berube has stated, at least online, that he intends to run again. No?
1989 You don't? You've taken that, you no longer? Okay.
- 1990 Supervisor Berube
- 1991 No, that's not going happen.
- 1992 Supervisor Kramer
- 1993 It says, "Members of the Board shall be known as Supervisors upon entering the office and shall take
1994 and subscribe to the oath. They shall hold office for the terms of which they were elected or appointed,
1995 or until their successors are chosen and qualify. If during the term of office, a vacancy occurs, the
1996 remaining members of the Board shall fill the vacancy by appointment." And a vacancy occurs when,
1997 according to the law, and this is stating from our Supervisor of Elections, Qualifications for Elected
1998 Office, it says, "Any residency requirement for an office is a continuous one. Failure to maintain the
1999 residency throughout the term results in vacancy in the office." And that's based on section 3, article 10
2000 of the Florida Constitution. And so, at this point in time, based on his intent, he signed a mortgage
2001 stating his intent to establish his principal residency outside of our District. He has since moved all of his
2002 belongings from his home to that location. He is living in that location. He's no longer residing in the
2003 District. So, at this point we have a vacancy, and we need to move forward on filling that vacancy.
- 2004 Supervisor Berube
- 2005 It's all a wonderful hypothesis, but my legal residency has not changed.
- 2006 Supervisor Kassel

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- 2007 And how is it that you state that if, if you have, are no longer living here.
- 2008 Supervisor Berube
- 2009 There's a process to changing your legal residency and it hasn't changed.
- 2010 Supervisor Kassel
- 2011 In other words, what you're saying is-
- 2012 Supervisor Berube
- 2013 Instead of jumping on me and throwing, kicking dirt in my grave before the body's even cold-
- 2014 Supervisor Kassel
- 2015 I'm just asking some questions here, Mr...
- 2016 Supervisor Berube
- 2017 ... why don't you just leave a little bit of time. Maybe it all works itself out. Ever think about that?
- 2018 Supervisor Kassel
- 2019 So, I'm just asking some questions-
- 2020 Supervisor Berube
- 2021 I understand that.
- 2022 Supervisor Kassel
- 2023 ... and I'm not trying to get you off the Board. I feel you have been a very valued member of the Board
- 2024 for many years. You've made a lot of great decisions that have benefited the community and I'm just
- 2025 trying to do what is the appropriate thing to do based on who we are as a community and who we are
- 2026 as a Board. There's nobody that I'm thinking of to replace you or anything like that and I think that I'll
- 2027 miss your perspective on the Board. You know , honestly, I think I'll miss your perspective on the Board
- 2028 but still, fair is fair. And, you know, if you're no longer a resident, the appropriate thing to do is to
- 2029 vacate. Now, if you want another month to change your driver's license and your voter's registration
- 2030 and all of that, I understand that and-
- 2031 Supervisor Berube
- 2032 There is a principle involved here and I know what, what, what's everybody saying. I get it. What I'm
- 2033 telling you is, I didn't say I was going stay here forever. I didn't say... And I know what I said about
- 2034 running, that was just to irritate people. Which it does, gets certain people following me, fired up. I
- 2035 choose my words carefully. But I understand the process and my legal residency has not changed. That's
- 2036 the answer to the whole question. Would you just let it play out? It's not that big of a deal.
- 2037 Supervisor Kassel
- 2038 When you say, "Let it play out," what does that mean?
- 2039 Supervisor Berube

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- 2040 Obviously, my legal residency's going change at some point. When that does, you'll know it. And I
2041 haven't even looked at the statute and what the timeframe is or anything like that. I just haven't done it.
- 2042 Supervisor Kramer
2043 Well, according-
- 2044 Supervisor Berube
2045 I've been a little bit busy. I'm trying to earn a living too.
- 2046 Supervisor Kramer
2047 According to your mortgage documents it's 60 days from when you signed your documents.
- 2048 Supervisor Berube
2049 How do you know what my mortgage documents say?
- 2050 Supervisor Kramer
2051 Because they're in the public record.
- 2052 Supervisor Berube
2053 Oh, you went and read my mortgage?
- 2054 Supervisor Kramer
2055 I did.
- 2056 Supervisor Berube
2057 Wow
- 2058 Supervisor Kramer
2059 and that would be May 21st-
- 2060 Supervisor Berube
2061 Talk about an obsession.
- 2062 Supervisor Kramer
2063 ... which the important factor-... at this point in time is that this Board needs to move forward to be
2064 ready to fill Mr. Berube's seat when that time comes. And I think it would help everyone involved if Mr.
2065 Berube would just let us know if it will be on May 21st or will it be before May 21st?
- 2066 Supervisor Kassel
2067 When's our next board meeting? What's the date of the next one?
- 2068 Supervisor Kramer
2069 It'll be May-

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- 2070 Supervisor Leet
2071 The last Thursday's the 26th.
- 2072 Supervisor Kramer
2073 ... May 26th.
- 2074 Supervisor Kassel
2075 26th. Thank you. So, we are... I'm okay with having Mr. Berube stay on the Board until our next Board
2076 meeting and in the interim, we can be looking for someone to fill the seat. Does that sit okay with you,
2077 Mr. Berube?
- 2078 Supervisor Berube
2079 Sounds alright.
- 2080 Supervisor Kassel
2081 Okay.
- 2082 Supervisor Leet
2083 I mean, if we can get to the next meeting, if there is a, if something has changed significantly in that time
2084 frame we'd still... I don't think the business of the Board is at risk. You know, we still can muster three or
2085 four people here, we have a quorum. We'd be able to proceed.
- 2086 So, in that sense, I too, I mean, let's... If, if... Answering the question if your legal residence is still in,
2087 within the district and everything, let's... Your words. Let it play out.
- 2088 Supervisor Kramer
2089 All right. So, the next item on the agenda or...
- 2090 Attorney Qualls
2091 Yes, the next item on the agenda was a plan for determining CDD ownership of lands within the District.
2092 So, my plan has four parts. One, we continue to gather the official documents working with the clerk's
2093 office and the Property Appraiser's office. I did meet with the clerk's office, on the 19th of this month.
2094 I'm learning and feel like I'm grasping a reliable process to go through and find the deeds to the CDD.
2095 Also, you know, this is a very technical area. And I mentioned at the last meeting, that what I... I would
2096 reach out to a real estate expert. I've done that. We had some initial discussions and, need more time to
2097 get a little more, more input. I've also reached out to Bruce Vickers and Scott Randolph, two good
2098 friends to ask about specialists in the area. I think where you would need a specialist is when you're
2099 going, when we get all the deeds from the grantee index. And then what I understand you guys want to
2100 do is then go back to when the District was formed and to see if there's any discrepancies. That's where I
2101 believe you'll need a title company. I would recommend one with a attorney in house, that has that
2102 specialist. And then of course having begun the process, what I realize is that each time land was
2103 dedicated to the District, it happened at a publicly noticed meeting, the deed was submitted in the
2104 agenda packet, and the deeds were prepared so that your District didn't have that expense by the
2105 developer's counsel. And on each of those deeds, it says, "Prepared by X and such law firm," like Kristen
2106 Idle for Mr. Jerman. And I forget the young man's name.

CARBON

2107 Supervisor Kassel
2108 David Hof...

2109 Attorney Qualls
2110 You know what I'm talking about.

2111 Supervisor Kassel
2112 Yeah.

2113 Attorney Qualls
2114 So, reaching out to them for what records they have. I have my team going through trying to find what
2115 we have-

2116 Supervisor Kassel
2117 Hostetler?

2118 Attorney Qualls
2119 That was it.
2120 The firm is Baker Hostetler, the attorney's name was David Baker, maybe.

2121 Supervisor Kassel
2122 Maybe.

2123 Attorney Qualls
2124 I don't know. Maybe it was Baker Hostetler, but you know what I'm saying. It says on the top of the
2125 deeds who it was prepared by. So, we reached out to them and say, provide that as well. So I think, you
2126 know, it'll take a process and it'll take some time, but certainly e-each time it, it's really been exciting to
2127 be able to learn more about this and look into it. And, and everybody is, is very helpful at the-

2128 Supervisor Kassel
2129 County.

2130 Attorney Qualls
2131 Yeah. The constitutional officers there are very helpful and they're willing to help. And so, this is all tried
2132 and true stuff and if you're a real estate attorney, I think, a lot of this is... It's what they deal in every
2133 day. But I think before you guys need to expend that amount, we can do a lot to get things to the table
2134 and get you a good idea of where you stand so you're not spending extra money. And as we do that and
2135 these other processes, this plan would continue to crystallize. So that's the due diligence on that in a
2136 nutshell. And I believe other than what we submitted in our written report, the last item on my report
2137 was already addressed by your engineer.

2138 Supervisor Kassel
2139 Just go back to the, the deed issue. So you're not suggesting that we work with a title company at this
2140 time to determine...

CARBON

2141 Attorney Qualls
2142 Mm-mm. No, because we, we really... I mean, basically the question presented is, "Hey, we think there
2143 may be, at this point, we think there may be properties out there that were deeded to us, but we don't
2144 know about that." Well, let's start by gathering what we do know about and then for these tricky things I
2145 think, if there are any, that's when we could use the expertise. But also, the way I do this is when I call
2146 these folks, because you know, as an attorney, Madam Chair, it's like people want free and you're busy
2147 and it's time. I always say, "Look, I will pay you for your help to just to point me in the right direction,"
2148 and most good attorneys when you get to them through a friend they know like Bruce Vickers or Scott,
2149 they're like, "Oh yeah," but they don't end up charging me, but I offer for my time. So, let's... My
2150 recommendation, let's just keep gathering the information, see what we compile. I think we can make a
2151 huge... If what you're ultimately seeking is sort of like a Harmony CDD-created, index of all the
2152 properties, you know, all those records are... The official records are kept. Well, then, the real tricky
2153 problem is going be, say, well, where are these official records wrong? And that's where you're going
2154 need somebody who can dig in and go back to when it was created. And-

2155 Supervisor Kassel
2156 Right.

2157 Supervisor Berube
2158 A question for you counsel. Do we believe that we can trust the Property Appraiser's office?

2159 Supervisor Kramer
2160 I don't think they're doing anything nefarious, but-

2161 Supervisor Berube
2162 Well-

2163 Supervisor Kramer
2164 ... they do make mistakes.

2165 Supervisor Berube
2166 I understand.
2167 So, here's where I'm going

2168 Supervisor Kramer
2169 For instance, the Estates. The Property Appraiser's office shows we own it, but they can't point us to a
2170 deed that gives us the-

2171 Supervisor Berube
2172 The overall Estates.

2173 Supervisor Kramer
2174 Well, the parks within the Estates and all of those...

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- 2175 Supervisor Berube
2176 So, if-
- 2177 Supervisor Kramer
2178 I hate to say common areas because I know you don't like it-
- 2179 Attorney Qualls
2180 Systems and facilities.
- 2181 Supervisor Berube
2182 In the end where I'm going-
- 2183 Supervisor Kramer
2184 All of those... Yes.
- 2185 Supervisor Berube
2186 ... when you look at the Property Appraiser's site, right, you can, you can bring up Harmony and you can,
2187 you know-
- 2188 Supervisor Kassel
2189 Click on individual parcels.
- 2190 Supervisor Berube
2191 ... drill down and get each parcel, right? And I've never done it because my computer screen isn't big
2192 enough. But can you get an overall view of all the parcels in Harmony that the Property Appraiser says
2193 we own?
- 2194 Attorney Qualls
2195 Well, what you can get is a bunch of plats... And I've seen them, they're huge maps... And when you try
2196 to pull up those plat... And I'm sorry, did I... I'm, I'm just-
- 2197 Supervisor Kramer
2198 No, go.
- 2199 Attorney Qualls
2200 I was like, I'm excited. I know the answer.
2201 Hey, I know a So, so it's like when you try to look at those plat books on the computer, I need a pair of
2202 magnifying glasses, but at the appraiser's office, it's all...
- 2203 Supervisor Kramer
2204 Laid out?
- 2205 Attorney Qualls

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- 2206 Yeah. But, but the plot, interesting enough, the plat is not what governs, because...
- 2207 Supervisor Kramer
- 2208 Right.
- 2209 Attorney Qualls
- 2210 ...this is under the Statute of Frauds. And so, any property owned by the District has to be in writing-
- 2211 Supervisor Berube
- 2212 You have to have the paper.
- 2213 Attorney Qualls
- 2214 You have to have... Yes. It's the Statute of Frauds. Signed by somebody, witnessed by two people,
- 2215 notarized. And by the way, this was done at your regularly scheduled meetings.
- 2216 Supervisor Kramer
- 2217 That's what we need to find. Again-
- 2218 Supervisor Berube
- 2219 This becomes a huge problem.
- 2220 Supervisor Kassel
- 2221 Well. Oh.
- 2222 Supervisor Kramer
- 2223 Some of it's very easy to find. Some of it's right there. The Property Appraiser has the link to the deed
- 2224 and it's easy to get there. Other things like the areas in the Estates that are known as open areas or-
- 2225 Supervisor Berube
- 2226 Infrastructure.
- 2227 Supervisor Kassel
- 2228 Systems and-
- 2229 District Manager Montagna
- 2230 It's a common area.
- 2231 Supervisor Kramer
- 2232 It's common areas.
- 2233 Supervisor Berube
- 2234 Our land.

- 2235 Supervisor Kramer
2236 It's common areas.
- 2237 District Manager Montagna
2238 Use common areas.
- 2239 Supervisor Kassel
2240 Systems and facilities.
- 2241 Attorney Qualls
2242 Yeah.
- 2243 Supervisor Kramer
2244 But anyway, those areas are not linked to a deed. And the question is, if we don't have a deed to those,
2245 if that fell through a crack somewhere back when, we need to get that cleaned up and get ownership
2246 over to the CDD, so-
- 2247 Supervisor Berube
2248 Well, I guess... I guess my question to that is if the Property Appraiser says you own it, right? That's... so
2249 you pick up an area in the Estates-which apparently, you've done. And you went to look for a link to a
2250 deed.
- 2251 Supervisor Kramer
2252 Right.
- 2253 Supervisor Berube
2254 So, you have the red line around it, says, Harmony CDD owns this? You click on it. No deed. My
2255 obvious... This is too obvious. How did the Property Appraiser know that we owned it if they don't have
2256 the deed recorded somewhere?
- 2257 Attorney Qualls
2258 Well, but, but what they do-
- 2259 Supervisor Kramer
2260 Right.
- 2261 Attorney Qualls
2262 This is not an exact science- because when you look at a deed, what it has is a legal description-
- 2263 Supervisor Kassel
2264 Right.
- 2265 Attorney Qualls

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2266 And of course, there are experts. And, and in law school they taught us the one thing for the bar exams
2267 is make sure forms are complete.

2268 Supervisor Berube
2269 Right.

2270 Attorney Qualls

2271 That's all I know about.

2272 But when you're a Property Appraiser, they only look at a partial. And
2273 I am not an expert in this. This is what I heard from that company-

2274 Supervisor Berube
2275 Okay.

2276 Attorney Qualls

2277 ... Title clerk that we talked to. It's been going on for a while now. But she said that like the Property
2278 Appraiser only looks at a partial description. So, everybody's trying to do the best they can, but look, the
2279 Property Appraiser, even though that's what is official and what's sent to the tax collector for collection,
2280 that can't possibly trump the deed that's recorded in the official records.

2281 Supervisor Kramer

2282 And so, we have properties like in the Estates that everybody presumes we own, but we may not have a
2283 deed to it. We have properties out there like U-1 and U-2, I mean, these got us into a lawsuit. So that's
2284 why it's so important that we know what we own, which, for whatever reason, we lost track of. I mean,
2285 we see back in 2007, we knew we owned it. 2009, we knew we owned it. It looks like in 2017 was when
2286 that-

2287 Supervisor Berube
2288 It all went haywire.

2289 Supervisor Kramer
2290 Right. And so, we have both sides of the coin.

2291 Supervisor Berube
2292 Can I suggest something while we do this? Whatever happened in 2006... You going to have a jumping
2293 off point.

2294 Supervisor Kramer

2295 Well, I know 2017 is the major point and that's where Starwood sold to other entities.

2296 Supervisor Kassel
2297 Starwood Yeah

2298 Supervisor Berube

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2299 Starwood went to Sunterra-and then Sunterra-
2300 resold to Harmony-

2301 Supervisor Kramer

2302 And Starwood sold properties that had previously been deeded to us. But again, that's a big point right
2303 there. So that's one major point we need to look at. But the other point we need to look at is, were
2304 these turning over of lands, like Tim explained, were they followed through, and a deed recorded, or
2305 was a deed executed and then it got turned over to somebody and never ended up in the clerk's office.
2306 And that's the other question. So, there are two different-

2307 Supervisor Berube

2308 The jumping off point should be from September of 2017 to December of 2017 because that's when
2309 Sunterra went-

2310 Supervisor Kramer

2311 I don't think so.

2312 Supervisor Berube

2313 I mean-

2314 Supervisor Kassel

2315 Bought it from Starwood.

2316 Supervisor Berube

2317 Starwood. Then Starwood went to Sunterra and then Sunterra carved it all up and sold it to Harmony,
2318 what? I don't even...

2319 Supervisor Kassel

2320 Retail.

2321 Supervisor Berube

2322 Retail, whatever it is.

2323 Supervisor Kassel

2324 Compass Trading.

2325 Supervisor Berube

2326 And that probably made a big mess of a whole bunch of stuff. And those may finger out into our other
2327 things. But if you going to have a starting point, that might be it.

2328 Supervisor Kassel

2329 Yeah, but-

2330 Attorney Qualls

CARBON

2331 But we talked... I'm sorry-

2332 Supervisor Kassel

2333 But... I'm sorry. But that's where the mistake happened because perhaps some deed did not get
2334 recorded earlier on.

2335 Supervisor Berube

2336 Right. And you lose the little piece.

2337 Supervisor Kassel

2338 You lose what showed that we owned it-

2339 Supervisor Berube

2340 Circle gets broken.

2341 Supervisor Kassel

2342 ... and so that's, that's why... Yeah.

2343 Supervisor Berube

2344 Yep.

2345 Attorney Qualls

2346 Well, but in the one instance we have... Not "but." In the one instance... Because I'm not disagreeing
2347 with you at all. I'm agreeing with you. In the one instance we have, your deed was recorded-

2348 Supervisor Kramer

2349 That's right.

2350 Attorney Qualls

2351 ... and it was transferred anyhow. And remember, It's not as if the dev... The developer had every
2352 incentive to give you that land. There's not a developer in the State of Florida that's still in business
2353 that's just giving away land.

2354 Supervisor Berube

2355 Sure.

2356 Attorney Qualls

2357 And there's not a developer that has a good reputation as... And I know it gets a little testy between
2358 CDDs, but the developers in this community, they have professionals who go through this process. Does
2359 that... Mistakes are made. Absolutely. But, when they're incentivized to do the right thing. And so, the
2360 only thing I would caution the Board on is to say, "Well, gee, something crazy happened and there's a lot
2361 of problems." We just don't know that yet. That's just pure speculation.

2362 Supervisor Berube

CARBON

- 2363 Right.
- 2364 Supervisor Kassel
- 2365 But you know, a couple of things. Number one, we've got two significant parcels upon which debt
2366 service was never levied. So-
- 2367 Attorney Qualls
- 2368 Oh, I'm glad you said that.
- 2369 Supervisor Kassel
- 2370 Yes?
- 2371 Attorney Qualls
- 2372 That was the last thing. The Board needs to make a motion for Elizabeth to add those properties to the
2373 roll.
- 2374 Supervisor Kassel
- 2375 So, moved.
- 2376 District Manager Montagna
- 2377 If... And if you look it's under New Business.
- 2378 Supervisor Berube
- 2379 Seconded.
- 2380 Attorney Qualls
- 2381 Thank you for that.
- 2382 Supervisor Kramer
- 2383 I have a motion.
- 2384 Attorney Qualls
- 2385 ... I forgot that.
- 2386 Supervisor Berube
- 2387 Seconded.
- 2388 Supervisor Kramer
- 2389 I have a second to add two parcels...
- 2390 District Manager Montagna
- 2391 Yes, I can.

CARBON

- 2392 Supervisor Berube
2393 It's that big square over there and that other piece over there.
- 2394 District Manager Montagna
2395 ... 30263229890010GA0 across from Harmony Community School also known as GA and the parcel
2396 across access for Cat Lake, which is 30263231170010... Is that I?
2397 IJ5.
- 2398 Supervisor Berube
2399 Last month, Madam Chairman
- 2400 Supervisor Kramer
2401 Okay, we have-
- 2402 Supervisor Berube
2403 ... we something in between here. You asked... I mentioned that there was a reason these didn't get on
2404 the roll. And I thought about it, because you said, "Well, what's the reason?" I said, "I'm too old to
2405 remember." Right? Well...
- 2406 Supervisor Kramer
2407 Did it come up?
- 2408 Supervisor Berube
2409 I thought... Yes. At some point I asked somebody a long time ago and the reason they weren't under roll
2410 is because they were originally designated as commercial.
- 2411 District Manager Montagna
2412 Or recreational.
- 2413 Supervisor Berube
2414 Well, commercial, recreation, some other purpose. The one across the street from the school was going
2415 have a gas station, a pool, and a convenience store on it.
- 2416 Supervisor Kassel
2417 Gas station?
- 2418 Supervisor Kramer
2419 Okay, I heard... I heard a pool.
- 2420 District Manager Montagna
2421 A pool.
- 2422 Supervisor Kramer

CARBON

- 2423 A pool.
- 2424 Supervisor Kassel
- 2425 Yeah-
- 2426 Supervisor Berube
- 2427 The original plan was a gas station... a gas station, convenience store, and a swimming pool. That was
- 2428 the original concept. And the one down by Cat Lake was going to be some commercial-
- 2429 District Manager Montagna
- 2430 Recreational.
- 2431 Supervisor Berube
- 2432 ... over there as well. So, they'd never been put on a roll at that point for that reason. Now they should
- 2433 be because-
- 2434 Supervisor Kramer
- 2435 Well, commercial would've been on the rolls though.
- 2436 Supervisor Berube
- 2437 Well, golf courses, the golf course building isn't-
- 2438 Supervisor Kramer
- 2439 No.
- 2440 Supervisor Berube
- 2441 ... in town square isn't.
- 2442 Supervisor Kramer
- 2443 Yeah, it is.
- 2444 Supervisor Berube
- 2445 Town square was?
- 2446 Supervisor Kramer
- 2447 Yes.
- 2448 District Manager Montagna
- 2449 Yeah.
- 2450 Supervisor Berube
- 2451 I mean the buildings. The original?

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- 2452 District Manager Montagna
2453 Yes. When we looked into it, it was due because they were originally, -
- 2454 Supervisor Kramer
2455 Supposed to come to the CDD.
- 2456 District Manager Montagna
2457 ... set up for recreational facilities of some sort-
- 2458 Supervisor Kassel
2459 Yeah.
- 2460 District Manager Montagna
2461 ... and then obviously the District-
- 2462 Supervisor Kassel
2463 I still have-
- 2464 District Manager Montagna
2465 The District would own them.
- 2466 District Manager Montagna
2467 That's why.
- 2468 Supervisor Kramer
2469 ... that's on the map showing.
- 2470 Supervisor Kassel
2471 I have... yeah. I have a marketing-
- 2472 District Manager Montagna
2473 That's the last we've shown.
- 2474 Supervisor Kassel
2475 ... piece of marketing material showing the parcel across from the school as a, as a community pool.
- 2476 Supervisor Berube
2477 The aspirational map of Harmony.
- 2478 Supervisor Kramer
2479 Okay.
- 2480 Supervisor Kassel

- 2481 So we haven't-
- 2482 Attorney Qualls
- 2483 So, so legally the only thing that matters is, is the property receiving a special-pecuniary, benefit-
- 2484 Supervisor Kramer
- 2485 And it definitely is.
- 2486 Attorney Qualls
- 2487 ... and if so you reasonably apportioned the debts?
- 2488 Supervisor Kramer
- 2489 Okay. So I have a motion and a second to add these two parcels to our assessment rolls. All in favor?
- 2490 All Supervisors Present
- 2491 Aye.
- 2492 Supervisor Kramer
- 2493 Any opposed?
- 2494
- 2495 On MOTION by Spv. Kassel, SECOND by Spv. Berube,
2496 with all in favor, the Board to add parcels
2497 30263229890010GA0 and 30263231170010IJ5 to the
2498 assessment rolls. approved
2499
- 2500
- 2501
- 2502
- 2503 District Manager Montagna
- 2504 And just so you know, as soon as the preliminary budget gets done, Elizabeth can add them.
- 2505 Supervisor Kramer
- 2506 So that will put them on the next year's tax.
- 2507 Supervisor Berube
- 2508 And that'll go on as raw acreage, right?
- 2509 District Manager Montagna
- 2510 Yes.
- 2511 Supervisor Berube

CARBON

- 2512 Yeah.
- 2513 Supervisor Kassel
- 2514 Do we know what the amount is that that's going to add to our revenue?
- 2515 District Manager Montagna
- 2516 We don't until, the accountants finish your budget and then she'll be able to give you a ballpark figure.
- 2517 That was asked today.
- 2518 Supervisor Leet
- 2519 It's just under nine acres altogether.
- 2520 District Manager Montagna
- 2521 Okay.
- 2522 Supervisor Kramer
- 2523 All right, anything else for our attorney?
- 2524 Supervisor Berube
- 2525 No, I think we killed him.
- 2526 Supervisor Kassel
- 2527 Yeah, and then other-
- 2528 Attorney Qualls
- 2529 Y'all were pretty easy on me.
- 2530 Supervisor Kassel
- 2531 ... the other parcel was Central Bark. So, you said you were going look into that because part of that was
- 2532 a split parcel and part of it was-
- 2533 road frontage. And did you find anything about it?
- 2534 Supervisor Kramer
- 2535 That parcel's being assessed, for both bond debt and for O &M, so it's being assessed. Again, I haven't
- 2536 found anything that explains why it's separated out. And hopefully as we go through property
- 2537 ownership, we might find a little bit more on-
- 2538 Supervisor Berube
- 2539 That's, that's the one where the other piece of that parcel is up near 192-
- 2540 Supervisor Kassel
- 2541 Yep.

2542 Supervisor Berube
2543 ... and there's a break in-between-

2544 Supervisor Kassel
2545 Yeah.

2546 Supervisor Berube
2547 ... but as you get... Yeah.

2548 Supervisor Kassel
2549 Yeah. There're wetlands in-between.

2550 Supervisor Kramer
2551 Wetlands. Yeah. Conservation areas... that we don't own yet. Nothing left for our Counsel. We will call
2552 our Field Manager.

2553 Supervisor Kassel
2554 Thank you, sir.

2555 Attorney Qualls
2556 Thank y'all. I look forward to a speedy resolution-

2557 Supervisor Kramer
2558 Or our
2559 Field Services Director.
2560

2561 Supervisor Berube
2562 Too bad you can't make a motion.

2563 Attorney Qualls
2564 To adjourn?

2565 Attorney Qualls
2566 If I could, I'd have tried it.
2567 Before my report!
2568

2569 **Field Services Report**

2570 Supervisor Kramer
2571 Okay. We've done away with some of your work already.

CARBON

- 2572 Area Field Manager Perez
2573 Somebody's on a roll today.
- 2574 Supervisor Berube
2575 Click, click, click.
- 2576 Area Field Manager Perez
2577 It's a tough act to follow.
- 2578 Area Field Manager Perez
2579 All right. So, you do have the field report in front of you. -
- 2580 Supervisor Berube
2581 One quick question for you.
- 2582 Area Field Manager Perez
2583 Absolutely.
- 2584 Supervisor Berube
2585 I didn't say it in front of Servello but are they being responsive to these things?
- 2586 Area Field Manager Perez
2587 So-
- 2588 Supervisor Berube
2589 As a change.
- 2590 Area Field Manager Perez
2591 Yes. I did get... We've asked... This report here in front of you, that was under separate cover, okay, the
2592 first one, which has the Harmony CDD previous... This is in turn. This was done by-
- 2593 Supervisor Berube
2594 Right.
- 2595 Area Field Manager Perez
2596 Vincent, where he is going back through the previous audit, following up with what's been completed,
2597 what hasn't been completed and noting it for you all to review. The second part, which answers your
2598 question, after we did the April audit and we sent it off to Servello, we were getting responses, but they
2599 would be in the form of an email. So, so an email would come in and say, items one through three were
2600 completed, proposal coming. Then we'd get another email, items eight through so and so were
2601 completed and we'd send a proposal. So, what I responded back to Pete, Scotty, and the team was, I
2602 don't need them trickling in. That makes it hard for us to follow-
- 2603 Supervisor Berube

CARBON

- 2604 Right.
- 2605 Area Field Manager Perez
- 2606 ... which has been completed, which is not. So, what we want is within five days, work on the list that,
2607 once you get it, mark what's been completed, but then give us actionable service days on the remainder
2608 of the items to be completed. That was sent to them last week, early last week. So, when Vincent does
2609 his May inspection, we should see that then transition into a singular response, whether it's this format,
2610 whether it's going into the PDF and adding a note and then saving it as notes, however they see fit.
- 2611 Supervisor Leet
- 2612 . Can I make you guys a suggestion? I did this as a resident several years ago. There was... Is there a
2613 reason, any reason not to just have like an online document, that anyone with a phone would be able to
2614 go in and in real time make whatever updates to each action item as they come up rather than having
2615 this communicating back-
- 2616 Supervisor Kassel
- 2617 Like a Google Doc.
- 2618 Supervisor Leet
- 2619 Exactly that.
- 2620 Area Field Manager Perez
- 2621 Well, so the app we use on our phone generates a PDF. Right. So that's a working doc. They can add
2622 notes to it as they complete it like that day, they're... They can have a copy of it when Pete is done
2623 during the day.
- 2624 Supervisor Leet
- 2625 Okay, so yeah.
- 2626 Area Field Manager Perez
- 2627 So, they open it back up and add a note.
- 2628 District Manager Montagna
- 2629 Yes.
- 2630 Supervisor Leet
- 2631 So, it's still a single shared document. Okay.
- 2632 Area Field Manager Perez
- 2633 Yes.
- 2634 Supervisor Leet
- 2635 I'm hearing about emails back and forth.

CARBON

- 2636 Area Field Manager Perez
2637 Right. So, what they were doing was basically responding back to the document.
- 2638 Supervisor Leet
2639 Okay. Okay.
- 2640 Area Field Manager Perez
2641 ... via email...
- 2642 District Manager Montagna
2643 Here and there.
- 2644 Area Field Manager Perez
2645 ... here and there.
- 2646 Supervisor Berube
2647 Bits and pieces.
- 2648 Area Field Manager Perez
2649 Yes.
- 2650 Supervisor Leet
2651 Okay.
- 2652 Supervisor Berube
2653 So, what I'm hearing here is that there has not been a complete and total change in the way they
2654 respond to your request for service. It's still hit or miss.
- 2655 Supervisor Kassel
2656 Well, it's better. It sounds like it's better.
- 2657 Area Field Manager Perez
2658 Well, what I would say is there's improvement from lack of response, period. Right?
- 2659 Supervisor Berube
2660 Okay.
- 2661 Area Field Manager Perez
2662 So, there is improvement. We're asking them to refine that, which will then go into my, one of my notes-
- 2663 Supervisor Berube
2664 Okay.

CARBON

2665 Area Field Manager Perez

2666 I will give an update. The landscape RFP is underway. , we did have six proposers. All six did show up at
2667 the pre-bid meeting. We did make a slight adjustment to the maintenance map versus the one that was
2668 provided where the right-of-way mowings that you have on Cat Brier, Schoolhouse, Five Oaks, that are
2669 in front of residential homes. When we originally designed the map, it was just oversight on my part and
2670 actually kudos to Servello for calling it out and actually being honest with it. They said that the side road,
2671 some of the side roads that are off those main drags, that they actually are responsible for maintaining,
2672 were included on the map.

2673 Area Field Manager Perez

2674 So, they did,, that is a good thing because other vendors would've proposed it. The question-and-answer
2675 period did pass. We did have some questions. We did provide answers. So, you're, you're... Everything's
2676 moving smoothly with the landscape RFP. We should receive proposals. And I apologize, I don't have the
2677 date etched in my head, but it will be here. So, the May meeting, we will have a bid summary together
2678 that has... It's not necessarily going be ranked. It's just going show an alphabetized order of the vendors,
2679 their pricing for year one, year two, year three, optional year four, year five and everything that we've
2680 discussed. There will be a optional price to, not include right-of-way mowing. Again, that's all Board
2681 discussion at that point. I don't know if we can remove it, if we can't. I'm just telling you you'll see it. And
2682 then there can be open discussion at that point, but you'll have numbers in time for your budget, which
2683 is great news because now you can set whether whoever the vendor is, whatever the number is, to now
2684 etch that and lock it in for your budget. All vendors were made well aware of an October 1 start.

2685 District Manager Montagna

2686 But there's nothing that holds this Board to start at October 1-

2687 Area Field Manager Perez

2688 Absolutely not.

2689 District Manager Montagna

2690 You can start earlier if you so choose.

2691 Area Field Manager Perez

2692 Correct. The only thought to that is, would be if it's drastically higher than your current budget, can you
2693 afford to make that adjustment? And that's again, a Board decision, but I'm pointing it out as...

2694 Okay. So, the field report said that if you have any questions you can ask. I can go through that. Vincent
2695 is doing the field reports, and is doing a great job with them. We're working. We're going to probably get
2696 Vincent into some training with some of our other field managers to get the best management practice.
2697 It's always good, you know. There're strengths that he has, but not everybody was a former landscaper
2698 or horticulturalist who can go out and tell you what's what, and what's going on with it. And that's no
2699 detriment to Vincent. Right? So, we're going provide that training and get him in there. There are
2700 proposals for UTVs and utility vehicles in the agenda. Want to make a point of clarification on that?

2701 Supervisor Berube

2702 There are?

CARBON

2703 Area Field Manager Perez
2704 There's... Yeah.

2705 Supervisor Kassel
2706 Yeah.

2707 Area Field Manager Perez
2708 There's some-

2709 Supervisor Kassel
2710 There's one page with the name of an item and the cost, but no descriptions of-

2711 Area Field Manager Perez
2712 I'm sorry.

2713 Area Field Manager Perez
2714 So, the reasoning behind that is obviously the Board's well aware of the incident that took place with
2715 one of the field staff members that did total a Kawasaki MULE.

2716 Supervisor Kramer
2717 And the theft.

2718 Area Field Manager Perez
2719 And then we had a theft of the Viking. So currently field staff has an Inframark truck, the Harmony truck,
2720 the Polaris, which is having some issues. Has that been repaired yet Vincent?

2721 Vincent
2722 Nope.

2723 Area Field Manager Perez
2724 Okay. We need to get that in. And then there's one more utility... The UMAX.

2725 Supervisor Kramer
2726 The UMAX.

2727 Area Field Manager Perez
2728 Sorry. So, there's four. We're trying to get the two that were basically out of our control. Well, I
2729 shouldn't say. The two missing ones... replaced as quickly as possible under insurance claims. Angel's
2730 working on the insurance side of it.

2731 We have the UMAX still on order. I did get an update from Kissimmee Motor Sports. It's probably going
2732 be July, August before we see it.

2733 Supervisor Kassel

CARBON

- 2734 If you're lucky.
- 2735 Area Field Manager Perez
- 2736 If we're lucky. I have been following up with them via email. But we did ask at the same time to send
2737 over some additional pricing for what they have in inventory. And I think a solid solution is instead of
2738 staying so focused and localized in the Orlando, Kissimmee area, we need to look outwards- Whether
2739 it's Miami, Broward...
- 2740 Supervisor Berube
- 2741 Here's a suggestion for you. The vehicle you need to buy is another one of those Polaris's so you have
2742 another vehicle that can legally tow the pressure washer. And the only way you can do that with any of
2743 these UTVs is with that Polaris XD. It's made for that. You can also buy that on the Sourcewell contract
2744 directly from Polaris commercial and government in Minnesota, the factory. 99% of the time they have
2745 them available to go and your pricing is already set up on Sourcewell, which is accepted by everybody
2746 for government bids. It's a discount and that's how we bought the last one. You could probably
2747 accomplish that in less than two weeks. If that's the way the Board wants to go. That's how we bought
2748 the last one.
- 2749 Area Field Manager Perez
- 2750 I still need to get a quote though, correct? From Sourcewell?
- 2751 Supervisor Berube
- 2752 Oh, they'll give you a quote. Yeah, you ask for a Sourcewell quote. I, I can send you all that information.
- 2753 Area Field Manager Perez
- 2754 So, what we'll probably do is if we get that, we can probably get it over into the May agenda for
2755 approval. ...
- 2756 Supervisor Berube
- 2757 I'm looking at this Yamaha Viking quote. \$16,808. If I remember right, the Polaris was right around that
2758 money. It's probably gone up a little bit but the Polaris should be less than \$18,000.
- 2759 Area Field Manager Perez
- 2760 And it's got better towing.
- 2761 Supervisor Berube
- 2762 It's got the absolute towing capacity that you need.
- 2763 Area Field Manager Perez
- 2764 Right. Yes
- 2765 Supervisor Berube
- 2766 It's a diesel.

CARBON

- 2767 Supervisor Kramer
- 2768 Now, all of the ones before us are gasoline or diesel. We had talked about wanting to go to all electric.
2769 There is a new Polaris out there that should have the towing capacity and everything that we need. So,
2770 let's just be sure to check-
- 2771 Supervisor Berube
- 2772 Yeah.
- 2773 Supervisor Kramer
- 2774 ... and verify that before, and in the replacement of the other ones, we want to try and get the electric
2775 versus-
- 2776 Supervisor Berube
- 2777 Well-
- 2778 Supervisor Kramer
- 2779 ... Because the maintenance cost on the-
- 2780 Supervisor Berube
- 2781 Oh, the electric is the way to go-
- 2782 Supervisor Kramer
- 2783 Right.
- 2784 Supervisor Berube
- 2785 ... except when you have to tow. All of these utility vehicles have... The target market is 1500 pounds of
2786 capacity. They all sit right at 1500 pounds. The Polaris with the diesel is 2,500. That's why it stands out in
2787 market. It's made for governments and commercial. And we need that for that pressure washer because
2788 of the weight. If, if you don't get the 2,500 pound capacity, then they are going to put 50 gallons of
2789 water in the pressure washer instead of 250-
- 2790 Supervisor Kramer
- 2791 And they'll be right back.
- 2792 Supervisor Berube
- 2793 ... and then back and forth all day long, going across town to get 50 gallons of water. It makes no sense.
2794 But only the Polaris XD in the entire market has that capacity. But I agree with you. Electric's the way to
2795 go. Without doubt.
- 2796 Supervisor Kramer
- 2797 I had heard that there was a Polaris electric that had come out that rivals that, so-
- 2798 Supervisor Berube

CARBON

2799 They just came out with it-

2800 Supervisor Kramer

2801 I just want to make sure about that.

2802 Supervisor Berube

2803 I didn't... I saw it quickly. I didn't look at the tow capacity.

2804 Supervisor Kramer

2805 Yeah.

2806 Supervisor Berube

2807 If it's got 2,500 pounds of capacity? Without a doubt.

2808 Supervisor Kassel

2809 Dan's looking it up.

2810 Supervisor Berube

2811 However, you're going have a problem with getting one because of the chip shortage. That's the

2812 problem with all these electrics. They all need chips and nobody has chips.

2813 Supervisor Kassel

2814 It's not just electrics.

2815 Supervisor Berube

2816 Oh, I understand. No, it's a lot of stuff, cars and trucks.

2817 Supervisor Kramer

2818 Okay, so you're going to be furthering the search.

2819 Area Field Manager Perez

2820 We're going continue. Yeah. We're going expand the search. So again-

2821 Supervisor Berube

2822 Dan, you looking at that?

2823 Supervisor Leet

2824 I'm trying to, yeah. Let me

2825 Supervisor Berube

2826 Polaris, Polaris commercial, and government. They have a separate website.

2827 Area Field Manager Perez

CARBON

- 2828 While Dan's looking I can continue tree...
- 2829 Unless you have something specific.
- 2830 Supervisor Kramer
- 2831 What else do we have?
- 2832 Area Field Manager Perez
- 2833 Well, I was going give a tree trimming update.
- 2834 Supervisor Kramer
- 2835 Okay.
- 2836 Supervisor Berube
- 2837 Polaris?
- 2838 Supervisor Kassel
- 2839 Mm-hmm. Government.
- 2840 Area Field Manager Perez
- 2841 So, tree trimming update, I did get an email from Bee & Bee. They did turn in an invoice stating they
- 2842 were completed, but that the invoice is wrong. They included the pine tree removals at the Estates into
- 2843 the not to exceed of \$ 10,000. So, there was like a thousand dollars additional for the pine trees. That
- 2844 was not... That was a separate call. So, I've reached back out to Matthew and asked for obviously a
- 2845 thousand dollars credit in terms of being out here to trim for that thousand dollars and re-invoicing. I
- 2846 have not gotten a response at this time. I was able to go out today and, and review some of the trees.
- 2847 He did provide pictures, which was shared with the board today as well, that all... Both those emails
- 2848 came in today from, from Bee& Bee. So, we are reviewing some before and afters. There was some
- 2849 larger limbs removed from trees. And I think going forward, what we will be doing is definitely more
- 2850 handholding is probably a better way to describe it. I think there was too much-
- 2851 Supervisor Kassel
- 2852 Removed.
- 2853 Area Field Manager Perez
- 2854 ... lag time in between what we discussed versus contract being signed versus work being executed. And
- 2855 I think there was discussion in that term that was lost in translation. So we will be, probably-
- 2856 Area Field Manager Perez
- 2857 ... you know, marking trees.
- 2858 District Manager Montagna
- 2859 Keeping up.
- 2860 Area Field Manager Perez

CARBON

2861 Yeah. Marking trees probably for him that we want to be identified to be trimmed, and going forward in
2862 that regard. So, then the next discussion would be, once he's done is for the Board to discuss where we
2863 want to move forward in the tree trimming process. For the most part his cuts are professional, from
2864 what we're seeing versus some of the previous work that was done by other providers.

2865 Supervisor Kassel

2866 Contractors.

2867 Supervisor Kassel

2868 So, did you say that, B&B is complete on the work we contracted them to do?

2869 Area Field Manager Perez

2870 Not yet.

2871 Supervisor Kramer

2872 Not yet.

2873 Supervisor Kassel

2874 Oh, okay. That's what I thought you said-

2875 Supervisor Kramer

2876 So, we can further discuss this at the next... Yeah.

2877 Supervisor Kassel

2878 Oh.

2879 Area Field Manager Perez

2880 They're not, they're not completed yet. They mis-invoiced and they-

2881 Supervisor Kramer

2882 And they have a little more... Yeah.

2883 Area Field Manager Perez

2884 ... they have a little bit more money they owe us. Trimming services. They owe us for the money we
2885 were paying.

2886 Supervisor Kassel

2887 Okay.

2888 District Manager Montagna

2889 And I put in my email that it was complete so that's where you're probably getting that from. Sorry.

2890 Supervisor Kassel

CARBON

2891 Well, I also thought I heard Brett say it too, that's why I was confused.
2892
2893 Supervisor Kramer
2894 Yeah. I know they have a little more.

2895 Area Field Manager Perez
2896 The only last... Quick question I have is the UTVs that are damaged... Well, there, there's one that's
2897 already back there, right? There's another mule that's pretty much- Two mules? The mule that was
2898 damaged in the vehicle accident and then one that's been cannibalized and not been used for a while.

2899 Supervisor Berube
2900 You have three. Red one. You have the white Bobcat, which has lost an axle. You have the mule, which
2901 was damaged in the vehicle accident-

2902 Area Field Manager Perez
2903 That's right. Right. Those three, we need to sell them.

2904 District Manager Montagna
2905 The damage that... The mule that was in the accident, don't do-

2906 Area Field Manager Perez
2907 You can't sell it yet.

2908 District Manager Montagna
2909 You can't do anything with that.

2910 Area Field Manager Perez
2911 You can't sell that yet.

2912 District Manager Montagna
2913 Don't touch it. Don't do anything with it until insurance inspects it and then gives us the go-ahead to do
2914 whatever.

2915 Area Field Manager Perez
2916 But the other two, we need to get... I think Tim helps with that, doesn't he? With the...?

2917 District Manager Montagna
2918 What?

2919 Supervisor Berube
2920 We have a disposal policy.

2921 District Manager Montagna

- 2922 Yeah.
- 2923 Supervisor Berube
2924 Written disposal.
- 2925 Area Field Manager Perez
2926 Right.
- 2927 District Manager Montagna
2928 Right.
- 2929 Area Field Manager Perez
2930 We've got to advertise it and there's
- 2931 District Manager Montagna
2932 And it goes into-
- 2933 Area Field Manager Perez
2934 Does counsel help with that, or?
- 2935 District Manager Montagna
2936 No.
- 2937 Supervisor Kramer
2938 Just follow the policy.
- 2939 Supervisor Berube
2940 You can do an online auction, too. That's part of the policy.
- 2941 Area Field Manager Perez
2942 Okay.
- 2943 District Manager Montagna
2944 And then it just goes into surplus revenue in the District.
- 2945 Area Field Manager Perez
2946 We'll get working on that. That is all I have.
- 2947 Supervisor Kramer
2948 All right. Thank you. Any other questions from the Board or...?
- 2949 Supervisor Kassel

CARBON

2950 Yeah. Just... I know we got an email from a resident who lives on an interior street, asking about tree-
2951 trimming. So, I was just wondering what, you know, the-
2952 District Manager Montagna Was that the one that talked... They used the term-
2953 Supervisor Kassel
2954 Airspace.
2955 Supervisor Berube
2956 Airspace?
2957 Supervisor Kassel
2958 Yes.
2959 Supervisor Kramer
2960 I went by that and that tree is so far off their house. I-
2961 Supervisor Kassel
2962 Really?
2963 Area Field Manager Perez
2964 We did get pictures.
2965 I had Vincent go by and get me pictures of it. It's not... It's not even close, within five feet at this time.
2966 Supervisor Kassel
2967 Yeah.
2968 Supervisor Kramer
2969 Yeah, it's-
2970 Supervisor Kassel
2971 Have you responded to them then?
2972 Area Field Manager Perez
2973 Well, I was... Okay.
2974 Supervisor Kassel
2975 You will be?
2976 Area Field Manager Perez
2977 Yes.
2978 Supervisor Kassel
2979 Okay.

CARBON

- 2980 District Manager Montagna
- 2981 I've never had this request yet, but we did get a request from a resident who wants to plant trees...is it
2982 in the right of ways?
- 2983 Area Field Manager Perez
- 2984 Yeah.
- 2985 District Manager Montagna
- 2986 Does that come before the Board? Or do you just automatically authorize them? That they can plant
2987 trees?
- 2988 Supervisor Kramer
- 2989 As long as-
- 2990 Area Field Manager Perez
- 2991 It's at... So-
- 2992 Area Field Manager Perez
- 2993 One clarification. It's in the Estates. And this particular house does not have, in between the sidewalk
2994 and the road, any street trees. They are putting them in themselves. They requested laurel oaks on their
2995 landscape plans. I suggested back live oaks because laurels tend to have...are more prone to disease and
2996 decline a little bit quicker.
- 2997 Supervisor Kramer
- 2998 And they drop a lot of wood.
- 2999 Area Field Manager Perez
- 3000 Yeah. So that was the discussion that I had had with them. If you feel that we need to-
- 3001 Supervisor Berube
- 3002 Street trees, they're large, with live oaks in there, aren't they?
- 3003 Supervisor Kramer
- 3004 Yeah.
- 3005 Area Field Manager Perez
- 3006 Yeah, but this house doesn't have-
- 3007 Supervisor Berube
- 3008 Well, I understand that but-
- 3009 Supervisor Kramer
- 3010 And-

CARBON

- 3011 Supervisor Berube
3012 ... You want it to be-
- 3013 Supervisor Kramer
3014 They want it... They're agreeing to live oaks, right?
- 3015 Area Field Manager Perez
3016 Mm-hmm (affirmative).
- 3017 Supervisor Kramer
3018 Right, so-
- 3019 Area Field Manager Perez
3020 They've agreed to it and I also made sure, to make them aware that they need to call 8-1-1 prior to
3021 installation in that right of way. We don't want to see a Bobcat flying in the air, and I'm not talking about
3022 an animal. An excavator.
- 3023 District Manager Montagna
3024 So, my question is, if we get these requests, this is the first one I've had since I've been here. Is it policy?
3025 I couldn't find anything in your... In your policy procedures.
- 3026 Board Member
3027 Because there is nothing about this.
- 3028 District Manager Montagna
3029 Right. So, do they come to the Board? Or are you allowing... Just to plant.
- 3030 Supervisor Kassel
3031 I would suggest they come to the Board because-
- 3032 District Manager Montagna
3033 The Board approving it?
- 3034 Supervisor Kassel
3035 ... If we say, "You can do whatever, you can plant," then people interpret that as "We can do whatever
3036 we want," without-
- 3037 District Manager Montagna
3038 Right.
- 3039 Supervisor Kassel
3040 ... needing to go through the Board and that, you know, will end up in-

CARBON

- 3041 Supervisor Berube
3042 Some people already have.
- 3043 Supervisor Kramer
3044 I mean, do we need it to come before the Board or can our District staff-
- 3045 Supervisor Kassel
3046 Handle it.
- 3047 Supervisor Kramer
3048 ... Evaluate and approve? It seems like
- 3049 Supervisor Kassel
3050 Yeah, yes. I suppose that's-
- 3051 Supervisor Berube
3052 Yeah, if it's in line with our community standards
- 3053 Supervisor Berube
3054 ... You know, along Beargrass you get all sycamores. You wouldn't want to tell people you got to use a
3055 live oak. And with the live oaks, you wouldn't-
- 3056 Supervisor Kassel
3057 Right.
- 3058 Supervisor Berube
3059 ... Say, "Now you got to use a sycamore," right? So, these folks know what we have and as long as it
3060 meets the-
- 3061 Supervisor Kassel
3062 Right.
- 3063 Supervisor Berube
3064 ... Community standard, plant away.
- 3065 Supervisor Kassel
3066 Yeah. And, of course, I'm sure that you'll recommend trees that are less likely to pull up sidewalks and
3067 have disease and-
- 3068 Area Field Manager Perez
3069 A live oak isn't going to fall in the first part of that-
- 3070 Supervisor Berube

CARBON

- 3071 The live oaks aren't as bad as the sycamores.
- 3072 Area Field Manager Perez
- 3073 Yeah. ...
- 3074 District Manager Montagna
- 3075 Perfect.
- 3076 Area Field Manager Perez
- 3077 Perfect. I'll recommend coconut palms to everyone.
- 3078 Supervisor Berube
- 3079 Ah... probably not.
- 3080 Supervisor Kramer
- 3081 Okay, so-
- 3082 Area Field Manager Perez
- 3083 That's all I have. Thank you.
- 3084 Supervisor Kramer
- 3085 Onto our District Manager's report.
- 3086
- 3087 **District Manager**
- 3088 District Manager Montagna
- 3089 So, real fast. A couple of things. Super-fast, actually. I checked on meeting spaces. You asked... I did talk
- 3090 to the Tavern. It is the small room, Members' Room. No charge. Holds up to 30 people. The only reason
- 3091 you can't do the larger room, or they're will do this room, is because we wouldn't be bumped off. We
- 3092 could do our year advertisement That's why. You're... The bigger room would be according to... If they
- 3093 had... Parties, events whatever. No charge. So Library. Same thing. You have to call every single month.
- 3094 Or every single time and see if the, a meeting room is available.
- 3095 Supervisor Berube
- 3096 Back to the second, to no charge. You could get the ballroom for no charge?
- 3097 District Manager Montagna
- 3098 No.
- 3099 District Manager Montagna
- 3100 No. The members' room.
- 3101 Supervisor Berube

CARBON

3102 Oh. Okay.

3103 Supervisor Kassel and District Manager Montagna

3104 The problem with the ballroom... Is that they can bump us.

3105 Supervisor Berube

3106 I understand.

3107 District Manager Montagna

3108 And we can't be bumped.

3109 Supervisor Berube

3110 Well, for once in a while...

3111 District Manager Montagna

3112 No, because it has to be advertised. Our meeting has to be advertised.

3113 Supervisor Berube

3114 I understand that. But it's just that the address, not necessarily the room

3115 Supervisor Leet

3116 I see what you're saying... Where we could, yeah. If we, if-

3117 District Manager Montagna

3118 It has to be advertised exactly where you're having it.

3119 Supervisor Leet

3120 It'd be the same street address.

3121 Supervisor Leet

3122 My question is, if we are a paying customer, paying for the use of their facility, how would they then

3123 bump us?

3124 Supervisor Berube

3125 They'd bump us for somebody with more money. A bigger party.

3126 District Manager Montagna

3127 And, I... But let's be clear. I did not ask about the ballroom.

3128 I asked about having a meeting. We advertise a year in advance. We can't be bumped.

3129 That was the problem with before.

3130 And they said, "Well, we can definitely give you the Members' Room. It holds 30 people at no charge.

3131 And you will not be bumped."

CARBON

- 3132 Supervisor Berube
3133 Having been in meetings in that Members' Room, it's probably worse than this. Supervisor Kassel has
3134 been there.
- 3135 Supervisor Kassel
3136 Yeah, not for a while. So, I don't know if they've done any revision to the space. It's, ah, yeah. It's not
3137 really well set up for a meeting. It's narrow and it's not long.
- 3138 Supervisor Leet
3139 Yeah. 30 people standing room, but once you have the table and everything set up and-
- 3140 Supervisor Kassel
3141 And chairs.
- 3142 Supervisor Leet
3143 It's tough.
- 3144 District Manager Montagna
3145 So, I'm having to keep looking. Library, again, surrounding hotels. None of which we can book out a year.
- 3146 Supervisor Kassel
3147 So, how about this. What if, we were to reserve... Ask them for the ballroom. Find out what they would
3148 want to charge us. And ask them if they had to bump us from the ballroom, could they guarantee us the
3149 interior room, the Members' Room?
- 3150 District Manager Montagna
3151 Okay.
- 3152 Supervisor Kassel
3153 Does that make... Does that sound like a, a possible plan?
- 3154 Supervisor Leet
3155 Well, I mean, if-
- 3156 District Manager Montagna
3157 We need to ask. Tim? So, if-
- 3158 Supervisor Kassel
3159 It's the same building.
- 3160 District Manager Montagna
3161 ... If we advertise for a year, and say it's the ballroom at the tavern, and we get bumped, and it goes to
3162 the meeting room, even though it's the same address, it's just a different room, but we've advertised

CARBON

3163 the, the ballroom for the year. Does that mean you have to re-advertise, just because it's the same
3164 address?

3165 Attorney Qualls

3166 I don't think so. You guys want me to ask the Attorney General?

3167 Supervisors Berube and Kassel

3168 No.

3169 Supervisor Berube

3170 Go ahead and just advertise the address and let people fig-

3171 Attorney Qualls

3172 We just got to put a sign. Say we're right next door.

3173 Supervisor Kramer

3174 Let me ask a question. What... Is this uncomfortable for everybody?

3175 District Manager Montagna

3176 I love it here.

3177 Supervisor Kramer

3178 I mean, it's free. It's-

3179 Supervisor Kassel

3180 You love it here?

3181 District Manager Montagna

3182 I do.

3183 Supervisor Kramer

3184 They provide us free Internet and

3185 Supervisor Leet

3186 It's... Yeah, I mean, it's I'm not sure if we had a more. Yeah, any facility we have, we're still going to be
3187 lugging our gear, in and out, every time.

3188 So, that's not the issue.

3189 Supervisor Berube

3190 The thing that I've seen is, these guys back here, behind, you know... I don't know. It just seems that
3191 everybody should be gathered around the same table and not looking at other people's back of their
3192 heads.

CARBON

- 3193 Debra Baer- Audience
3194 At least we can hear you and understand you.
3195
3196 Marilyn Ash-Mower- Audience
3197 What do you mean? They're all good-looking guys. We're sitting here, looking at all these good-looking
3198 guys. What do you want?
- 3199 Supervisor Kassel
3200 No wonder Marilyn loves it.
- 3201 Supervisor Berube
3202 I see some beautiful women. I don't know about the guys.
- 3203 Marilyn Ash-Mower-Audience
3204 No, there's beautiful women in the front and handsome guys in the back. What more could you ask for?
- 3205 Supervisor Kramer
3206 Yeah. We're, we're a little off topic.
- 3207 Supervisor Berube
3208 A little bit.
- 3209 Supervisor Kramer
3210 Well, anyway, so for the time being, we will stay here.
3211
- 3212 Supervisor Kramer
3213 For some reason, there was an email or notice put out, that we were over the Tavern.
- 3214 Supervisor Kassel
3215 Really?
- 3216 Supervisor Kramer
3217 Yes.
- 3218 District Manager Montagna
3219 Yeah, I didn't hear that.
- 3220 Supervisor Kramer
3221 So-
- 3222 District Manager Montagna

CARBON

- 3223 I will go back and ask about the ballroom, as Supervisor Kassel requested.
- 3224 Supervisor Kassel
- 3225 But if we don't want to move?
- 3226 District Manager Montagna
- 3227 Well, you tell me and I will do my due diligence.
- 3228 Supervisor Kassel
- 3229 Well, we've heard from a number of people that it's not a comfortable place to meet. So, I mean, I don't
- 3230 know-
- 3231 Marilyn Ash-Mower-Audience
- 3232 Oh, really?
- 3233 Supervisor Kassel
- 3234 Yeah.
- 3235 Debra Baer-Audience
- 3236 I love it here. And you guys go to the library off this campus, forget it. I'm not driving that far.
- 3237 Supervisor Kassel
- 3238 Well, good thing we didn't make it at First Nature Ranch, then.
- 3239 Debra Baer-Audience
- 3240 What?
- 3241 Supervisor Kassel
- 3242 Good thing we didn't make it at my ranch, then.
- 3243 Debra Baer-Audience
- 3244 No, that's a little bit different.
- 3245 Supervisor Leet
- 3246 Do we have-
- 3247 Supervisor Berube
- 3248 It's closer.
- 3249 Supervisor Leet
- 3250 ... I know that when we first talked to Jones, is we, I guess we only talked about one year at a time.
- 3251 They'd give us an indication of how-

CARBON

- 3252 Supervisor Berube
3253 Yeah, that's coming up.
- 3254 Supervisor Leet
3255 ... when the sunset for this location is, when they're ultimately ending this?
- 3256 District Manager Montagna
3257 It's not. They've got a whole lot of building to do. I can double check with her, but to my knowledge, it
3258 wasn't an issue.
- 3259 Supervisor Leet
3260 Right. I mean, it-
- 3261 District Manager Montagna
3262 But, I can definitely-
- 3263 Supervisor Leet
3264 ... Yeah. Listening, it doesn't sound like they're building this model here, but if it's, you know, Harmony
3265 West or whatever, but it's still a model home, so that'll be the only other concern.
- 3266 District Manager Montagna
3267 I will ask that as well. I don't know if everybody got wind of the whole thing of... Somebody did a public
3268 records request, requested your audit. They did get it. Nothing illegal happened. There's nothing that
3269 says the Board has to approve an audit before it... There's nothing like that, however, we like to present
3270 it to the Board first. So, if you have any questions or revisions or something needs to be done, the
3271 auditor can do it and then it's presented, approved, and posted on your website. So, your audit is in
3272 here. And there was nothing hidden about the audit. There was nothing, done inappropriately. She just
3273 happened to catch the right person, at the right time, when she did a records request and it didn't run
3274 through me because it was scheduled to be on your agenda, to be approved. March 21st, I was sent the
3275 draft. So, the draft of your audit for 2021, was just done on the 21st of March. So, anyway, just wanted
3276 to put that out there. Your audit is on there. Nothing wrong happened.
- 3277 Supervisor Kassel
3278 What was the thing about nine months?
- 3279 District Manager Montagna
3280 I don't know. What's nine months?
- 3281 Supervisor Leet
3282 How long it took?
- 3283 Supervisor Kassel
3284 Yeah.

CARBON

- 3285 Supervisor Kramer
- 3286 I looked at the date that was the end of our fiscal year.
- 3287 And she didn't allow for time to select an auditor and have the audit done and so she thought-
- 3288 District Manager Montagna
- 3289 There are deadlines to have audits done.
- 3290 Supervisor Kramer
- 3291 -something nefarious was going on and it wasn't.
- 3292 District Manager Montagna
- 3293 Yeah, you have to follow those. There's deadlines. And of course, it gets posted. Like, every other one
- 3294 that you've ever had, has gotten posted. It will be posted this time. There's nothing covert going on
- 3295 behind closed doors. It just kind of... It was the perfect storm with this lady who called and got a records
- 3296 request. To tie into what your counsel said, Inframark was also pulling all the deeds they have and then
- 3297 we'll compare notes, I'm sure, at some point. So, we're pulling all of that. Elizabeth, you've got the go-
- 3298 ahead to... For her to assess. She will do that and she'll be able to provide ballpark numbers as soon as
- 3299 the accounts get done with your rough budget, which should be, by the latest, Monday or Tuesday. And
- 3300 she'll be able to provide those numbers. Once she gives me those, I'll send them out to everyone. Okay,
- 3301 let's see. I think that was all I had.
- 3302 Supervisor Kramer
- 3303 You were going to discuss a possible workshop in early May?
- 3304 District Manager Montagna
- 3305 Yes. I want to.
- 3306 Supervisor Kramer
- 3307 Because this Board likes to be more hands-on with the budget.
- 3308 District Manager Montagna
- 3309 Yep. I got a request, if everyone is available in the first week of May, very latest, the second week of
- 3310 May, to do a full budget workshop. Only the budget, to go line per line, through it. And then you would
- 3311 be able to just move smoothly into your May regular meeting and approve that tentative budget. If we
- 3312 don't do that, then in June, you're going to have to move your meeting up because the deadline is June
- 3313 14th.
- 3314 Supervisor Kassel
- 3315 Did you have a date in May you are proposing?
- 3316 District Manager Montagna
- 3317 Sure. Let me see my calendar.
- 3318 Supervisor Leet

CARBON

- 3319 Yeah, we've had the 26th I guess, in the past, haven't we done the budget workshop immediately
3320 before that May meeting, or...?
- 3321 Supervisor Berube
3322 Yes.
- 3323 District Manager Montagna
3324 Yeah. And I don't know if... I mean, if everybody-
- 3325 Supervisor Leet
3326 I thought May was already moving it up to accommodate the-
- 3327 Supervisor Berube
3328 Well, I think in the past, we did it before the April meeting, so you didn't run into-
- 3329 Supervisor Leet
3330 Ah-
- 3331 Supervisor Berube
3332 ... the May crunch.
- 3333 Supervisor Leet
3334 Gotcha.
- 3335 Supervisor Kramer
3336 Yeah. The other thing about having this time to sit down and really workshop it, is that one, we have the
3337 inflation problem. We've seen our chlorine go up, our chemicals go up, everything's going up pretty
3338 significantly. We have to take that into consideration, as well as some of our projects are coming in
3339 really high. I think a time to sit down and really discuss what's going on. Plus, we have our reserve report
3340 that we have to consider. So, some serious discussion and conversation about that will probably be in
3341 order.
- 3342 District Engineer Hamstra
3343 And will this be an evening or an afternoon?
- 3344 Supervisor Kramer
3345 That's up to the Board.
- 3346 Supervisor Leet
3347 Yeah, so for me, I was already planning on leaving my job early for that May 26th workshop. If it ends up
3348 being later in the day, that's better for me. But I'm already leaving work early to be here on a Thursday
3349 afternoon, so, whatever.
- 3350 District Manager Montagna

CARBON

- 3351 Early for the six o'clock meeting?
- 3352 Supervisor Leet
- 3353 No, no, no. I'm saying for earlier in the month I would favor it being later in the day, just based on what
3354 everyone else, that they wanted.
- 3355 Supervisor Kassel
- 3356 When you say, "later in the day," do you mean four? Do you mean six?
- 3357 Supervisor Berube
- 3358 You mean an evening with Zoom?
- 3359 Supervisor Leet
- 3360 Eh... Ah... Oh, yeah, yeah, this is a workshop, so it's going to be Zoom, right?
- 3361 Supervisor Berube
- 3362 Yeah.
- 3363 Supervisor Leet
- 3364 Ah... Yeah I'd still prefer later, if possible. But not, like going after seven or eight.
- 3365 Supervisor Kassel
- 3366 How soon will the budget be ready?
- 3367 District Manager Montagna
- 3368 She told me today that she'll have it complete tomorrow, or early next week. And that was the other
3369 thing, as well, ... It... It wasn't-
- 3370 Supervisor Kassel
- 3371 May 12th?
- 3372 District Manager Montagna
- 3373 It's updated. But May 12th, is everybody available May 12th?
- 3374 Supervisor Berube
- 3375 Updating.
- 3376 Supervisor Kramer
- 3377 I'm good May 12th.
- 3378 Supervisor Leet
- 3379 I will find out.

CARBON

3380 Supervisor Kramer
3381 It's my 49th anniversary.

3382 Supervisor Kassel
3383 Aww.

3384 District Manager Montagna
3385 What about the 13th?

3386 Supervisor Leet
3387 Is that a Friday?

3388 Supervisor Kramer
3389 Friday the 13th.

3390 Supervisor Kassel
3391 Yeah.

3392 Supervisor Kramer
3393 Let's not do budgeting on Friday the 13th. The 12th is it.

3394 District Manager Montagna
3395 Okay.

3396 Supervisor Kassel
3397 Or Wednesday, May 11th?

3398 Supervisor Leet
3399 Ah, I'm-

3400 Supervisor Kassel
3401 No, I can't. I can't do that. We have a... Well, right now, we have a Nature and Animal Committee
3402 meeting.

3403 Supervisor Leet
3404 Right, I'm questionable on the 12th.

3405 Supervisor Kassel
3406 You're questionable. What about the 5th, which is a week from tonight? Cinco de Mayo?

3407 Supervisor Berube
3408 Oof.

CARBON

- 3409 Supervisor Kassel
3410 It's also Yom Ha'atzmaut.
- 3411 Supervisor Berube
3412 Whom?
- 3413 Supervisor Leet
3414 What did you call it?
- 3415 Supervisor Kassel
3416 It's Israeli Independence Day.
- 3417 Supervisor Leet
3418 Ah. May 5th works better for me.
- 3419 Supervisor Kramer
3420 May 5th is fine.
- 3421 District Manager Montagna
3422 May 5th, It's, like, next week.
- 3423 Supervisor Kassel
3424 Sorry. You did say early in May. It's a week from today.
- 3425 District Manager Montagna
3426 It does put it in tight. I mean, I could move it-
- 3427 Supervisor Berube
3428 Pressing we get it done.
- 3429 Supervisor Leet
3430 When-
- 3431 District Manager Montagna
3432 Yeah.
- 3433 Supervisor Leet
3434 ... I mean, is Friday the 6th better, then?
- 3435 Supervisor Kassel
3436 Oof. Only if we do it in the afternoon.
- 3437 Supervisor Berube

CARBON

3438 Friday?

3439 Supervisor Kramer
3440 I'm free all those two weeks in-

3441 Supervisor Leet
3442 Nah, I have an issue Friday afternoon, too. Sorry.

3443 District Engineer Hamstra
3444 So, everybody's good for the 12th, except for Dan?

3445 Supervisor Leet
3446 Correct. Well, I'm questionable. I might be able to.

3447 Supervisor Berube
3448 Sounds like it's the 12th.

3449 Supervisor Kramer
3450 The 12th?

3451 Supervisor Berube
3452 Because Dan's going to make his schedule. The pressure is on, Dan.

3453 Supervisor Kassel
3454 What time?

3455 Supervisor Berube
3456 Six? That's the typical one.

3457 District Manager Montagna
3458 Yeah, it's up to you all. I can do any time.

3459 Supervisor Kassel
3460 Okay.

3461 Supervisor Kramer
3462 Do you know when you will know whether you're questionable or not?

3463 Supervisor Leet
3464 It should be within the week, yeah.

3465 Supervisor Kramer
3466 Okay.

CARBON

- 3467 Supervisor Leet
3468 I mean, I can see... Go ahead and set up the meeting.
- 3469 District Manager Montagna
3470 Okay. So, is it the 12th? Are we agreeing on the 12th?
- 3471 Supervisor Kramer
3472 ... Unless something dramatic happens.
- 3473 Supervisor Berube
3474 Seems that's the one that-
- 3475 District Manager Montagna
3476 What time?
- 3477 Supervisor Kramer
3478 Plus, we've got to advertisement.
- 3479 District Manager Montagna
3480 Yes. What time?
- 3481 Supervisor Berube
3482 Six.
- 3483 District Manager Montagna
3484 Six PM. Okay. All right?
- 3485 Supervisor Leet
3486 Via Zoom?
- 3487 District Manager Montagna
3488 Yeah, that's fine. Yeah. We'll provide it through Zoom. All right. Your budget workshop will be May 12th.
- 3489 District Manager Montagna
3490 The other thing that we... Oh, we were going to get to it next, right? The cost/benefit of Garden Road.
3491 Yeah. So, as you saw in there, there's a spreadsheet of what you bring in, over five years.
- 3492 Supervisor Kassel
3493 Was it the Garden Road? Or was it the RV fencing-
- 3494 Supervisor Berube
3495 RV parking lot.

CARBON

3496 Supervisor Kassel

3497 ... And all that?

3498 Supervisor Kramer

3499 Yeah.

3500 District Manager Montagna

3501 It's both because the road goes into the lot and if you're combining both of those projects, that's your
3502 number, and then that's what you bring in over five years, from the RV lot revenue.

3503 Supervisor Berube

3504 Well, there's a little bit of a question there regarding the numbers. First, the road is not exclusively for
3505 use by the RV parking lot. The... You got to have a road for the landscapers' staging area. You got to have
3506 a road for them to get to the CDD office. You got to have a road to get to the garden. The road has to
3507 exist anyway, for the pipeline. So, to assign the entire cost of rebuilding the road to the RV parking lot is
3508 really stretching the numbers. The other thing along with the numbers is we're looking at current
3509 numbers and that area is going to be expanded by five times.

3510 Supervisor Berube

3511 Whether you bring in that much business, remains to be seen. But-

3512 Supervisor Kramer

3513 Right. I did a... Totaled up what we would get, and everybody's who's in there now, paid for a year's
3514 worth. Then each year it would be \$26,700, for what's in there now. I looked at a past proposed layout
3515 which was very optimistic. I would never put that many spots in there.

3516 But it's possible we could enough spots in that, at our current fees, we could go up to approximately
3517 \$50,000 a year in income from that lot, if we had the demand. I don't know that we have... Do we have
3518 anybody on waiting lists now, for...?

3519 District Manager Montagna

3520 For a spot?

3521 Supervisor Berube

3522 No.

3523 District Manager Montagna

3524 You actually have open spots, don't you?

3525 Supervisor Berube

3526 ... I suspect some of that is the road. The fact that-

3527 Supervisor Kramer

3528 Possibly.

CARBON

- 3529 Supervisor Berube
3530 ... It's unfenced. There's no lights.
- 3531 Supervisor Berube
3532 You know, all, all the stuff we've talked about.
- 3533 Supervisor Kramer
3534 Right. So, what we're looking at, again, is a lot of these expenses and a significant part of the road, you
3535 know, I don't know if it's strictly the garden, the landscape, Then we don't have to bring the road,
3536 possibly, up to firetruck standards.
- 3537 Supervisor Berube
3538 Yeah, you do because the office is there.
- 3539 Supervisor Leet
3540 Yeah.
- 3541 Supervisor Kramer
3542 That begs the other question, of possibly relocating the office. The decision to put it down there was
3543 made rather quickly because we had to move it, because we were under the gun.
- 3544 Supervisor Leet
3545 Where else would it be if it wasn't there?
- 3546 Supervisor Kramer
3547 Well, we have a new area of open space for a possible small office that might work out in the frontage
3548 of Harmony, at the end of... Oh, now I've lost the name of the road.
- 3549 Supervisor Kassel
3550 Sebastian Bridge?
- 3551 Supervisor Kramer
3552 Right off the corner of Sebastian Bridge, near the pump station. Right up there, where it dead-ends into
3553 where the apartments are going to go further down. We own now own a piece right up there that you
3554 can put to that use.
- 3555 Supervisor Kassel
3556 But there's still the garden. There's still the landscaping.
- 3557 Supervisor Kramer
3558 We definitely need, still need the garden, but again we could probably... The biggest thing down there
3559 that we need a new road for is for the garbage trucks and the huge RVs.

CARBON

- 3560 Supervisor Berube
3561 And the landscapers, right?
- 3562 Supervisor Kramer
3563 Whatever's going to this. So, if the storage lot goes away-
- 3564 Supervisor Berube
3565 But wait a minute, where do you put the landscapers?
- 3566 Supervisor Kramer
3567 And... That's what we have to talk about, as far as the landscapers. Again, they don't... I don't know that
3568 we're required to provide them with something that will accommodate a semi, right? They just need a
3569 place to offload some of the materials.
- 3570 Supervisor Berube
3571 Store all their trucks.
- 3572 District Manager Montagna
3573 Any storage up there?
- 3574 Supervisor Berube
3575 Well, yeah.
- 3576 District Manager Montagna
3577 Do they pay you rent?
- 3578 Supervisor Berube
3579 No. No. It's part of their contract that they have onsite-
- 3580 District Manager Montagna
3581 Storage facility?
- 3582 Supervisor Berube
3583 Secured, yeah.
- 3584 Supervisor Leet
3585 Is, is that in the RFP, Brett?
- 3586 Area Field Manager Perez
3587 I believe the language that we discussed in the RFP, and I can pull it up ... I mean, keep talking-

CARBON

3588 District Manager Montagna

3589 Okay.

3590 Supervisor Kramer

3591 So, the question is, do we need to take a pause and reconsider moving forward with taking on such a big
3592 project, which requires pretty extensive security, especially now that catalytic converters are such a hot
3593 item, and going to require lights and security. Then there will be pressure on us to pave it and improve
3594 the actual base. Right now, and we have nobody else waiting, it's for a total of about 42 residents. Is that
3595 something that our entire community should be doing and are we putting ourselves in competition with
3596 the other storage lots in the area? Do we really need to be in that commercial of a business? So, that's
3597 just something, I think we all need to think about. We've worked real hard. We've done engineering for
3598 the road and everything. But that road is still on top of two major gas pipelines. And we're all a little iffy
3599 about that. If we were just a one-time crossing, if that other area develops out and we can do a road in
3600 on the other direction, do a one-time crossing, then it won't be that much of a problem. But right now,
3601 we're going down a large length of that pipeline. So, I'm just putting that out there for everybody to
3602 consider, since it's such a major capital improvement item and I don't think any of the Board members
3603 ever foresaw it being such an expensive undertaking that it requires to come up to all the County codes.

3604 Supervisor Kassel

3605 Well, because we didn't think we were going to have to go... Jump through all those hoops and require-

3606 Supervisor Berube

3607 Well, remember-

3608 Supervisor Kassel

3609 ... all that -

3610 Supervisor Berube

3611 ... we didn't build it. It was given, right?

3612 Supervisor Kassel

3613 Yeah.

3614 Supervisor Berube

3615 And you remember the whole story, right?

3616 Supervisor Kassel

3617 Yeah.

3618 Supervisor Kramer

3619 Yeah.

3620 Supervisor Berube

CARBON

- 3621 And then it goes, poof.
- 3622 Supervisor Kassel
- 3623 So, I wasn't sure that I caught what our occupancy level is there right now.
- 3624 Supervisor Kramer
- 3625 Our occupancy is at 48 units, used by 42 families.
- 3626 Supervisor Kassel
- 3627 Ah, so, in other words, we're totally occupied?
- 3628 Supervisor Berube
- 3629 No.
- 3630 Supervisor Kramer
- 3631 No.
- 3632 District Manager Montagna
- 3633 No.
- 3634 Supervisor Kassel
- 3635 That's what I was asking. What's our occupancy rate?
- 3636 Supervisor Leet
- 3637 What's... Yeah, what's our capacity?
- 3638 Supervisor Kramer
- 3639 We don't know yet because it's never been-
- 3640 Supervisor Kassel
- 3641 No, no. What's-
- 3642 Supervisor Kramer
- 3643 ... laid out.
- 3644 Supervisor Kassel
- 3645 So, what... Oh. So, what currently? If we did nothing. I'm asking, are we full up now?
- 3646 Supervisor Berube
- 3647 No.
- 3648 Supervisor Kramer

CARBON

3649 No.

3650 Supervisor Kassel

3651 Okay. So, it's not as though there's big demand.

3652 District Manager Montagna

3653 And there's no waiting list.

3654 Supervisor Kassel

3655 But... and there's no waiting list. I mean, it's possible, if there was this big upgrade, that, you know, with
3656 security and lights and blah blah blah, that we could have more, but at a considerable cost to the CDD,
3657 to have more.

3658 And it wasn't as though this was a facility that existed initially, that was promised to us, that was part of
3659 the marketing. So, I sort of feel like for those people, I understand, they want the convenience. People
3660 who have commercial vehicles don't want to... Can't or don't want to park by their house. It's a violation
3661 of the HOA covenants to park a commercial vehicle by your house. They want something close by. Ah, I
3662 know that people have been upset because of the lack of security. There's been that vandalism of
3663 somebody's RV that was there, for example. You know, the security is really lax.

3664 But it's not as though we're offering a commercial storage service, really. We're just offering a
3665 convenience to residents and we have costs involved and we have to cover those costs, so we have to
3666 charge them for it. So, I'm okay with leaving things as they are, for now. I know we've spent a lot of
3667 money and we've gone through a lot of B.S. to get to where we are now, and we're very close. Like, we
3668 could move forward, but at a pretty big expense. And I'm concerned that we're going to have difficulty
3669 recouping that expense. Like, at the garden, which is also for only a limited number of residents because
3670 there are a limited number of plots, we require them to spend no more than they take in, and to spend
3671 all that they take in. But with the RV parking, we are spending a huge amount. Now, we had the
3672 fortunate-ness of the developer to develop that community garden, and not the cost to the CDD to
3673 develop the garden itself. Now we're just maintaining the garden. And that's a cost to us.

3674 Yeah, I'm content to let it, you know... We've jumped through a lot of hoops, but maybe for now, we just
3675 need to let people know that we're not a commercial service. If you want that security and that lighting,
3676 you need to go to a place that offers that and that you have to pay for that. We are just offering this as a
3677 convenience.

3678 Supervisor Kramer

3679 But if we offer it as a convenience, the County requires us to bring it up to certain codes.

3680

3681 Supervisor Kassel

3682 So, in other words, we can't continue what we're doing?

3683 Supervisor Kramer

3684 Right.

3685 Supervisor Kassel

3686 Oh. That's a new wrinkle.

CARBON

3687 Supervisor Berube

3688 I suspect that once the road is fixed and there's a fence around it and it looks professional rather than
3689 just a big open field and it's marked off, that the demand would probably go up. Do I have a crystal ball?
3690 No. But, you know, when you go look at it's wide open. Who wants to drive down that road? If you're
3691 towing a camper, pulling a motor home, or whatever, going down that road, it's a rugged trip. It's a
3692 rugged trip in a car.

3693 Supervisor Kramer

3694 Right. But that's why we just brought all of this information to the Board, so that the Board members
3695 can look at it closely, recognize that, at the most, if we get serious increase in demand, and don't raise
3696 our prices, leave it as it is, that the most we'll probably bring in, if all goes well, would be \$50,000 a year.
3697 Yet, there's a considerable cost to it. So, just think about it and think about other options that we have.
3698 And again, I've spoken to some of the people that have their units in there, and some of the commercial
3699 folks, and they have said, you know, "Gee, it's really convenient, but I understand that this is a huge cost
3700 for a few people." So, just everybody think about it. Talk to folks out there in the community that may
3701 be using the facility, or that aren't. And that their fees would be going to subsidize this and just see what
3702 we've got. So, that's what we wanted to bring to the Board today. So, now anything else new?

3703 District Manager Montagna

3704 Nope.

3705 Supervisor Leet

3706 Questions for District Engineer Hamstra. That'd probably be... You had a comment?

3707 District Engineer Hamstra

3708 Yes, I do.

3709 District Engineer Hamstra

3710 So, the Garden Road bids that came in, since they exceeded \$195k, they need to be publicly advertised.
3711 First of all, I told Gregory, the bids that were submitted, we can't accept because they exceeded the
3712 \$195,000.

3713 And for all the people who submitted, let them know we're going to publicly advertise. But is the public
3714 advertising going to be put on hold for a couple more days, until the Board is ready to decide?

3715 Supervisor Berube

3716 To the Chairwoman's concern before, about the fire department and putting in the cheap road, I think
3717 we're going to find that fire department is going to demand, if there's any kind of need for services
3718 down there, whether it's fire or rescue, whatever, because, in our area, it's a fire truck that comes for
3719 rescue. They're going want the same quality of road, irregardless of whether you've got just a garden or
3720 an office or Servello

3721 Supervisor Kramer

3722 No, the County has already stated that the garden is not an issue and that it was pre-existing, it's pre-
3723 approved as open space use.

CARBON

3724 Supervisor Berube

3725 You... No, I'm talking about Fire and Rescue. That's why we need a heavy road, because they want to get
3726 a fire truck down that road.

3727 Supervisor Kramer

3728 Right. But what I'm saying is that if we just have a storage lot for Servello and the garden, as the only
3729 two things down there, we wouldn't, we'd need to just grade the existing road and leave it as is.

3730 Supervisor Berube

3731 Oh.

3732 Supervisor Kramer

3733 So that cost-

3734 Supervisor Berube

3735 Yeah, okay. Yeah, all right. So, you're not going fix the road, you're just going smooth out the holes and-

3736 Supervisor Kramer

3737 Right. We would-

3738 Supervisor Berube

3739 ... let it be.

3740 Supervisor Kramer

3741 ... we would grade it and... but with the reduced traffic that's on it, then-

3742 Supervisor Berube

3743 Yeah. I understand.

3744 Supervisor Leet

3745 People people go mudding out there.

3746 Supervisor Berube

3747 Yeah. And- and, you know what some of the worst offenders have been the landscape guys over the
3748 years. I mean, they haul out of there in one and they're hauling in in the afternoon. You watch them and
3749 they go. But whatever.

3750 Supervisor Leet

3751 So, my question for District Engineer Hamstra was, for the level of work that was being proposed for the
3752 Garden Road, what kind of lifetime would we expect before we'd need to be rehabbing or replacing?

CARBON

- 3753 Because we're looking at carrying that burden over five years of income from rentals but what's your
3754 realistic take on that.
- 3755 District Engineer Hamstra
3756 Well, if you decide to move the RV storage area, or if your moving maintenance then we can go with the
3757 lesser private road. Because then you're just talking about the trailer and Servello.
- 3758 Supervisor Leet
3759 Well, and the fire truck. I, my understanding is, to, to not have to meet the County requirements for fire
3760 rescue, there could not be any structure back there. So, then are we getting rid of the field office-
- 3761 Supervisor Kramer
3762 We'd have to talk to the County again about that, but I think, the last I understood was that the things
3763 that were not permitted that are requiring us to upgrade everything, including the roadway, is the RV
3764 storage lot and we were never permitted or site planned or given permission to put the office down
3765 there. We were okay with the landscape storage area and with the garden.
- 3766 Supervisor Leet
3767 So you didn't quite answer the question. So, if we were looking at the full Cadillac package, building the
3768 road as we had bid, expecting we have an RV storage, office and everything else down there, what's the
3769 lifetime of the new road. Best guess. Yeah.
- 3770 District Engineer Hamstra
3771 10 years, easily.
- 3772 Supervisor Leet
3773 Okay. Okay.
- 3774 District Engineer Hamstra
3775 The thickness of the lot is equivalent to the County's curb standards of an inch and a half of asphalt, six-
3776 inch base, and a 12 inch sub-base.
- 3777 Supervisor Leet
3778 Okay.
- 3779 District Engineer Hamstra
3780 So that structural number that the County accepts is equivalent to 15 inches of rock above surface.
- 3781 Supervisor Leet
3782 All right.
- 3783 District Engineer Hamstra

CARBON

3784 The only reason we didn't pave it, obviously, was for the gas pipeline doesn't want us to pave it. But it's
3785 the same structural integrity of the grade roads within your subdivision.

3786 Supervisor Leet

3787 Right. Before we could try to take advantage of building a lesser road based on discontinuing the
3788 storage, we would have to know for sure that we had a good plan for where to locate the office. What
3789 kind of timeline and work is needed ahead of that? I mean, I see this area, you mentioned off Clay Brick.
3790 I mean, one, that we're talking about rather than being an area that's kind of off and remote, now we're
3791 right next to people's condos and townhomes. Yes, there is some we own that parcel that kind of
3792 extends out into that apartment area. Is that going to. -

3793 Supervisor Kramer

3794 We'd have to inquire of the County. It is properly zoned in the land use for commercial. But we'd have to
3795 figure out what their design standards would be.

3796 Supervisor Berube

3797 The hold up for the actual placement electric, water, sewer.

3798 Supervisor Kramer

3799 Yeah, well, they've got pretty much all that right there and it has a County road frontage

3800 Supervisor Berube

3801 Oh, I understand. But you still got to make those connections

3802 Supervisor Leet

3803 Right, well, there's the, the trailer itself. And then we have an area that we store other vehicles,
3804 whatever, behind there. We have containers -

3805 Supervisor Kramer

3806 Right. What we'd probably be looking at is a different type of a unit. Instead of the long-

3807 Supervisor Berube

3808 Yeah, put a shorty in there.

3809 Supervisor Kramer

3810 ... trailer, you'd put- we don't really need all of the space that's in there right now. We have wings off
3811 either end that really aren't used. They were used to store, historically, pieces of for irrigation...

3812 Supervisor Berube

3813 That's one of the reasons we rented it was going to be temporary until we figured out what we were
3814 going to do, right? Well, here we are.

3815 Supervisor Kramer

CARBON

3816 I don't know if we could work something out by giving B-1, is that what it's called? Make a swap with the
3817 incoming Harmony Cove folks. B-1 for them constructing a nice little complex right there at the edge to
3818 house Field Services.

3819 Supervisor Berube

3820 Now that makes perfect sense.

3821 Supervisor Kramer

3822 Since they'll be out there constructing anyway. But again, all these are "what ifs".

3823 Supervisor Kassel

3824 So, we need to give District Engineer Hamstra an answer about what we're doing.

3825 Supervisor Leet

3826 If I advertise for bids and then you guys take another couple months to decide, the bids won't be any
3827 good.

3828 Supervisor Kramer

3829 I would hold off on the bids. I mean, we know how big that number is right now. And that's part of
3830 what's giving me some heartburn. If we could've come down on that number, that might make sense,
3831 but that's a huge number for that road that's right on top of that pipeline.

3832 District Manager Montagna

3833 So, we're going to hold off on advertising an RFP?

3834 District Engineer Hamstra

3835 Yeah, potentially if we come to a public bid, because we can't just hand pick five contractors on that too
3836 submit. On a public bid, you'd make it a competition. But then again, I'm not going to ask them to hold
3837 their bids for 90 days-

3838 Supervisor Kramer

3839 Yeah.

3840 District Engineer Hamstra

3841 If you guys needed time to decide, so.

3842 Supervisor Kassel

3843 So, the first thing is to say, yes, let's hold off on that., I think is what we need to do on getting bids for
3844 the Garden Road. And telling folks who did bid already that we need to table this for a couple of months
3845 and figure out what we need to do there. Then, the second thing is to...

3846 Supervisor Kramer

3847 ...talk to the County?

CARBON

3848 Supervisor Kassel

3849 ...talk to the County about moving the CDD field services office. And then the other question is to ensure
3850 that we don't need to improve that Garden Road because of either the garden or the landscaper's
3851 storage facility there. Because if we need to improve the road anyway because those things are back
3852 there, then we need to improve the road anyway and we don't really have a choice.

3853 Supervisor Kramer

3854 Right.

3855 Supervisor Kassel

3856 Right? And then-

3857 Supervisor Kramer

3858 So, that will all be part of the investigation. And, come back next month and discuss it further-

3859 Area Field Manager Perez

3860 Did you want the language in the RFP? The storage? Or does it matter?

3861 Supervisor Kassel

3862 I'm sorry, what?

3863 Supervisor Leet

3864 Well, we need to find out if it matters

3865 Supervisor Kramer

3866 Is it already in the-

3867 Area Field Manager Perez

3868 The language that was included in the RFP

3869 Supervisor Leet

3870 You're looking, you're going to look it up. So, it is in there that we provided it?

3871 Supervisor Berube

3872 It was in the old contract, so we probably made it.

3873 Supervisor Kassel

3874 Okay.

3875 Area Field Manager Perez

3876 I used the existing language in your old contract. And the old contract stated "The District shall not
3877 provide a storage building within the boundaries of the District for the contractor as part of the Scope of
3878 Services. The contractor shall, upon receipt of written approval from the District Manager, be allowed to

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3879 temporarily store, if necessary, its materials and equipment onsite at a District-selected location. The
3880 contractor shall be responsible for the security of its stored materials and equipment, as well as any
3881 connections for utilities to the storage site. The contractor may be allowed to temporarily have placed a
3882 debris dumpster specifically intended for the disposal of debris generated as part of the contractor daily
3883 activities as outlined throughout this agreement so long as the location of the debris dumpster is
3884 approved by the District Manager. Contractor shall be solely responsible for the costs associated with
3885 said dumpster debris."

3886 Supervisor Kramer
3887 We're not locked in the-

3888 Supervisor Leet
3889 Right, but that's potentially going to affect the bids if we have to change the RFP to say we're not
3890 offering that.

3891 Supervisors Berube, Kramer, Kassel
3892 It already says that we're not going to provide that or a building.

3893 Supervisor Leet
3894 But, we do provide temporary space and

3895 Supervisor Kramer
3896 Oh, it doesn't guarantee anything, it says "we may."

3897 Supervisor Leet
3898 Right, well, we-

3899 Area Field Manager Perez
3900 No, it says "The contractor shall, upon receipt of written approval from the District Manager, be allowed
3901 to temporarily store"-

3902 Supervisor Kassel
3903 Right.

3904 Area Field Manager Perez

3905 "... if necessary."

3906 Supervisor Leet
3907 Okay, so on their bidding

3908 District Manager Montagna

3909 So, they'd have to ask.

3910 Supervisor Leet

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- 3911 Okay, and we would have...
- 3912 Supervisor Berube
- 3913 It's always been a question at every contract, "Do we have the ability to store it here? Because it will
3914 affect our pricing."
- 3915 Supervisor Leet
- 3916 Right. So, if they're hauling everything out every single day...
- 3917 Supervisor Berube
- 3918 Exactly right. And it was a substantial amount of money for hauling in and out every day.
- 3919 Supervisor Leet
- 3920 Sure.
- 3921 Supervisor Kramer
- 3922 Okay.
- 3923 Supervisor Berube
- 3924 And that's why we got to where we're at with that thing.
- 3925 Supervisor Kramer
- 3926 So, we will inquire by way of our District Manager and then I guess ...
- 3927 Area Field Manager Perez
- 3928 ... at the garden or the RV lot compound, that encompassed the landscape storage facility when you
3929 look at the plans.
- 3930 Supervisor Berube
- 3931 They were adjacent.
- 3932 Area Field Manager Perez
- 3933 The fence, there was no split. The fence went around it, that lot was open.
- 3934 Supervisor Berube
- 3935 The new fence is going to go right, it's going to come out further and will go to the post of the gate of
3936 the landscape compound. The fence is, it's going to be together.
- 3937 Supervisor Berube
- 3938 But they will have a separate access into their compound.
- 3939 District Manager Montagna
- 3940 What am I checking on?

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- 3941 Supervisor Kramer
- 3942 We'll need to check with the County as far as the possibility of relocating field services to
3943 That parcel at the end of Sebastian Bridge.
- 3944 Supervisor Kassel
- 3945 And also, whether we need to improve the road because of the landscape, because of the garden and
3946 the landscape storage facility.
- 3947 District Manager Montagna
- 3948 So, check with the County on possibly moving field to the end of U-2.
- 3949 Supervisor Kassel
- 3950 Right.
- 3951 District Manager Montagna
- 3952 Right?
- 3953 Supervisor Leet
- 3954 Yep.
- 3955 District Manager Montagna
- 3956 And then, also, if we have to provide a road.
- 3957 Supervisor Leet
- 3958 Well, I would say that's a separate question. We'd need to know, if it's just the garden, would we need
3959 to provide the upgraded road
- 3960 Supervisor Kramer
- 3961 If it's just the garden-
- 3962 District Manager Montagna Yeah, it's totally separate. If we have to provide the road, if we have the
3963 garden back there.
- 3964 Supervisor Leet
- 3965 The garden. But then, with the garden and the storage area, because if the storage area on its own
3966 doesn't incur any additional cost for the road upgrade, we should definitely do it because that benefits
3967 the, the ...
- 3968 Supervisor Kassel
- 3969 The landscaper.
- 3970 Supervisor Leet
- 3971 Right. So, we'd need to ask for each piece separately.

CARBON

3972 Supervisor Kassel

3973 Yeah.

3974 Supervisor Kramer

3975 Now we hopefully, the Garden Road will be getting improved soon. We need to double check with J.R.

3976 Davis because they are obligated under our agreement to grade that road.

3977 District Manager Montagna

3978 J.R. Davis?

3979 Supervisor Kassel

3980 Junior Davis.

3981 Supervisor Berube

3982 Junior Davis. That might be the fix we need. If they're going to grade it-

3983 Supervisor Kramer

3984 Yeah

3985 Supervisor Berube

3986 Grade it and roll it, compact it.

3987 Supervisor Kramer

3988 What about the drainage on it?

3989 Supervisor Berube

3990 Well, if they grade it, they can put a slight slope to it. Because they'll do that with a motor grader. And

3991 they'll just angle the blade and just put a two-degree slope whatever way they want it to go, the water

3992 will run off.

3993 Supervisor Kramer

3994 Okay.

3995 Supervisor Berube

3996 Won't be perfect, but-

3997 Marilyn Ash-Mower-Audience

3998 But a part of it, the water, if you grade it this way, it's going to flood the shed. And if you grade it this

3999 way, it's going flood the garden.

4000 Supervisor Kramer

4001 We'll work on it.

- 4002 Marilyn Ash-Mower-Audience
4003 Okay, thank you.
- 4004 Supervisor Kramer
4005 Okay.
- 4006 Supervisor Berube
4007 We got some pumps.
- 4008 Supervisor Kramer
4009 Okay, so, at this point... Any other questions about that that you need answered, so that we can
4010 consider what our future going forward with that area is.
- 4011 District Engineer Hamstra
4012 The last question and then I'm done. If you want to proceed for the road name, so that it doesn't
4013 become a time issue
- 4014 Supervisor Kramer
4015 Let's just do the road name.
- 4016 Supervisor Berube
4017 Yeah, do the road name.
- 4018 Supervisor Kramer
4019 Now we're on new business? Our audit?
4020
- 4021 **SEVENTH ORDER OF BUSINESS** **New Business**
4022 **Audit**
- 4023 Supervisor Leet
4024 Move to accept.
- 4025 Supervisor Kramer
4026 I have a motion to accept the FY21 audit. Do I have-
- 4027 Supervisor Berube
4028 Seconded.
- 4029 Supervisor Kramer
4030 I hear a motion and a second. All in favor?
- 4031 All Supervisors Present

CARBON

4032 Aye.

4033

4034

4035

4036

4037

4038

4039

4040

On MOTION by Spv. Leet, SECOND by Spv. Berube,
with all in favor, the Board approved the FY21 audit.

4041 **Lights for the Garden**

4042 Supervisor Kramer

4043 Well, okay. Lights for the garden. \$65. And you have that in the budget, I understand, or in the-

4044 Marilyn Ash-Mower for Community Garden

4045 No.

4046 Supervisor Kramer

4047 I thought you just said you had \$40 and you just gave her \$30, so that-

4048 Marilyn Ash-Mower for Community Garden Well, we'd need 20 rolls of plastic to cover the beds, and I
4049 can buy them at Walmart for \$10 a piece.

4050 Supervisor Kramer

4051 Talk to me. I will get you lights for the garden. Moving on, discussion of repurposing developer signs.

4052

4053 **Developer Signs**

4054 Supervisor Leet

4055 I move to table.

4056 Supervisor Kramer

4057 Okay, we will table that-

4058 Supervisor Leet

4059 I don't have anything prepared to-

4060 Supervisor Kramer

4061 ...until next meeting and I need to prepare something. I've got some ideas.

4062 Supervisor Berube

4063 Table item D.

4064

4065 **Uses of B1/U2**

4066 Supervisor Kramer

4067 And possible uses of B-1 and U-2. And that would be U-1 and U-2, so, we discussed the possibility of-

4068 Supervisor Berube

4069 I'm on a different agenda.

4070 Supervisor Kramer

4071 This was added on when they amended it to take the first item off. Any other ideas about B-1 and U-2?

4072 The other-

4073 Supervisor Berube

4074 If we could trade that off for a building for field services, that's a good deal.

4075 Supervisor Kramer

4076 Good deal.

4077 Supervisor Berube

4078 Yeah.

4079 Supervisor Kassel

4080 Well, you know,

4081 Supervisor Berube

4082 Why not?

4083 Supervisor Kassel

4084 So, I seem to recall that the attorney for the prospective purchaser of that area said, "Well, we can do
4085 what we want, you can't stop us. We have an easement."

4086 Supervisor Kramer

4087 And again, that's their interpretation. I'd like to have our own. But I would not bank on that. And again,
4088 if we're already using it for other purposes. They have no intent of using that corner up there. So-

4089 Supervisor Kassel

4090 Prime for parking.

4091 Supervisor Berube

4092 Pretty far out.

CARBON

4093 Supervisor Kramer
4094 No, that's, again, that's our property. And-

4095 Supervisor Berube
4096 You're talking about the corner with the electric comes around, there's an electric box there or
4097 something.

4098 Supervisor Kramer
4099 Mm-hmm (affirmative).

4100 Supervisor Berube
4101 A pond is right there, too.

4102 Supervisor Kramer
4103 So if the Board is okay with this, I have a contact and can talk to them briefly about it. If there's no
4104 objection to that.

4105 Supervisor Kassel
4106 Briefly about moving field services there, is what you're saying.

4107 Supervisor Berube
4108 Yeah, and hopefully get them to build the building in exchange for some of that land that we own. That
4109 would be a good trade.

4110 Supervisor Kramer
4111 They would like that B-1 to not be owned by us so they can incorporate it into their development plans.
4112 Whether, because there's always the possibility of a hold up if there's any argument over what their
4113 planned use-

4114 Supervisor Berube
4115 Sure.

4116 Supervisor Kramer
4117 ... or estimated, guess-timated use of that is. So, it's strictly up to the Board. If someone else has an idea
4118 of how they would like to use B-1, that would...

4119 Supervisor Berube
4120 It's been sitting there idle for a better part of 20 years, right?

4121 Supervisor Kramer
4122 Mm-hmm (affirmative). And, again, it was supposed to be on the plans, it was a road, it, it's been
4123 improved. It's got a good base on it. It could be used for a farmer's market. It could be used for, I don't
4124 know, we could-

CARBON

- 4125 Supervisor Berube
4126 Once they put their buildings up, it becomes less and less valuable to us.
- 4127 Supervisor Kramer
4128 Right.
- 4129 Supervisor Berube
4130 It has a value to them and less to us. But there's a value to us at the end over there, where we want a
4131 building, right? A little bit of horse trading. That's how these things get done. It's a win, win.
- 4132 Supervisor Kramer
4133 You know, but I, again... Do you want me to approach them on that? Or, or... let's find out first from the
4134 County-
- 4135 Supervisor Berube
4136 Yeah.
- 4137 Supervisor Leet
4138 We have questions we want answered first on, that kind of sets the stage for, you know, there's more
4139 that needs to be defined before we can-
- 4140 Supervisor Berube
4141 Sure.
- 4142 Supervisor Kramer
4143 Right.
- 4144 Supervisor Kramer
4145 Okay. Anybody else have ideas of any uses? We did go ahead as instructed last meeting and Field
4146 Services put up the tow signs. So, hopefully we won't have any more semis and other miscellaneous
4147 items parking in those areas. So that will be cleaned up and looking better. But if there any other use
4148 ideas, we can discuss at next meeting.
- 4149 Supervisor Kassel
4150 Yeah.
- 4151 Supervisor Berube
4152 Sounds like a good idea.
- 4153 Supervisor Kramer
4154 All right. We did the assessments already. And that's it. Quickly, I'll just mention that Harmony West
4155 also approved the continuation of the maintenance. They are going to do maintenance on the lake again

CARBON

4156 tomorrow. So they'll be working on that maintenance. They are providing us with a little summary of it
4157 that is pretty sketchy. Is anybody going out on the lake to observe whether

4158 Supervisor Kassel

4159 I haven't recently, but I would be happy to do so.

4160 Supervisor Kramer

4161 All right

4162 Vincent Morell

4163 But not tomorrow as boats will be closed.

4164 Supervisor Kramer

4165 Yeah, boats will be closed because they're treating the lake.

4166 Supervisor Kassel

4167 Oh.

4168 Supervisor Kramer

4169 But we are getting notification of the treatment dates and everything. And next meeting, I will bring

4170 back to you a reconsideration of that general coordination cost share, because there has been a

4171 proposal floated on dealing with that. If there's no further business, any supervisors' requests?

4172 Supervisor Leet

4173 Yes, I have a quick question for, Inframark. Just, I have heard from people, seen posted, that, some

4174 people have been using the maintenance email and, whether they're just, you know, saying it for

4175 attention or having issues, saying that they don't feel they're having things... well, could we on the

4176 board get visibility on what requests are coming in?

4177 Supervisor Berube

4178 Cdd maintenance@inframark.com

4179 District Manager Montagna

4180 It copies of bunch of people, and I'm-

4181 Supervisor Berube

4182 Well, what Dan's asking for is, can we look at that email, what's coming in?

4183 Supervisor Kramer

4184 To see if it's-

4185 Supervisor Kassel

4186 So, we used to, when, a while back when Gerhard was working with us. We wanted to make sure that

4187 things were, when things were reported, that that got recorded and that those things got addressed.

CARBON

4188 And so, he used to have, he used to submit a list in the agenda that had the resident reported
4189 complaints...

4190 Supervisor Leet

4191 Right.

4192 Supervisor Kassel

4193 ... and issues.

4194 Supervisor Leet

4195 And I'm not asking for any of that to change. I'm just curious if we could have visibility on-

4196 Supervisor Berube

4197 I think what Dan is saying and I've seen it, too. Some people are either really happy at the response they
4198 get, like overjoyed. And other people say, "I sent in multiple requests over six weeks and they haven't
4199 said anything to me." That seems to be the standard. Now, somewhere in the middle is the truth. But
4200 there is a wide disparity in what people are reporting.

4201 Supervisor Kassel

4202 Well, as we saw last month, one of the people who was reporting disappointment had been writing to
4203 Gerhard, right?

4204 Supervisor Kramer

4205 Right.

4206 Supervisor Berube

4207 That's true.

4208 Area Field Manager Perez

4209 Can I just, yeah. They did. The latest emails were coming into my inbox, and I just recently sent it to our
4210 IT saying, "I don't need this." Because I was getting a lot of just spam mail and boat requests, just stuff
4211 like that. But I mean we had an email come in last night... Dan, you saw it come in last night. I responded
4212 to the person this morning-

4213 Supervisor Leet

4214 No, I, I-

4215 Area Field Manager Perez

4216 We're taking those and sending them directly to vendors or responding. A lot of them are card requests.
4217 And they'll ask how we do it. And then sending them back. In terms of- I guess what I'm trying to
4218 understand- how do you want us to, who would you want other than just, can we create a tracker? Or...

4219 Supervisor Leet

4220 Not even just, I don't know how to-

CARBON

- 4221 Supervisor Kassel
- 4222 What are you looking for?
- 4223 Supervisor Kramer
- 4224 Is there a card request issue, or is there something else because they're, that-
- 4225 Supervisor Kassel
- 4226 There was an issue.
- 4227 Supervisor Kramer
- 4228 There was an issue with cards. They ran out of the card material and they ordered it. The wrong thing
4229 came in and it was a snafu. And that's all been smoothed out.
- 4230 Supervisor Leet
- 4231 That might have been part of it. I know, I have a neighbor that, I guess, put in something about just,
4232 growth in the ponds in his neighborhood. Just like algae. And I'm not sure if that's.
- 4233 Area Field Manager Perez
- 4234 I didn't get any recent response that that haven't been treated. I mean, I don't know if it has been
4235 responded to.
- 4236 District Manager Montagna
- 4237 Yes, I honestly can't see one that hasn't been responded to. I mean, if somebody can forward it to me,
4238 happy to look into it-
- 4239 Area Field Manager Perez
- 4240 So sometimes there's, and I'm not saying this is the incident with your neighbor, but- when you go out
4241 with a tree, it doesn't necessarily go all the way around
- 4242 Supervisor Leet
- 4243 Oh, of course, of course. I, again, I'm not, this isn't saying either you're doing your job. I'm just curious, is
4244 there a, without adding a lot of work for anyone, is there a way to have visibility on that? But...
- 4245 Supervisor Kassel
- 4246 And what does visibility mean?
- 4247 District Manager Montagna
- 4248 It's an Inframark email, so I am not sure if we can add an outside source. Happy to ask IT...
- 4249 Supervisor Berube
- 4250 I think probably we can keep, the forum, people tend to complain.
- 4251 Supervisor Leet

CARBON

- 4252 Sure.
- 4253 Supervisor Berube
- 4254 Maybe people complain, but, you or I, because we seem to be seeing it, right? Just ask the question,
4255 well what happened? Who did you send it to? Maybe that'll do it, and maybe they're still sending them
4256 to Severn Trent Services. I mean, you know, people...
- 4257 District Manager Montagna
- 4258 Well, Gerhard, just keep in mind, Gerhard is using Harmony CDD as his personal email address and he
4259 had that listed everywhere. And a lot of emails still go to that. That is active. That is his personal email
4260 address.
- 4261 Supervisor Kramer
- 4262 It doesn't bounce back.
- 4263 Supervisor Leet
- 4264 Right. And we should scrub the website. And quick other note, you're going to get the full text of
4265 resolutions that we have approved tonight and prior in the new year.
- 4266 District Manager Montagna
- 4267 She is pulling all of those. I don't, I mean if you want them all from inception on there, that's a lot.
- 4268 Supervisor Leet
- 4269 No, we've only got the seven years and everything's through last year is fine. It's just the ones that, for
4270 '22. '21's on there. It's just '22.
- 4271 District Manager Montagna
- 4272 There's only three from '22.
- 4273 Supervisor Leet
- 4274 Right.
- 4275 District Manager Montagna
- 4276 So, I'll send those over.
- 4277 Supervisor Leet
- 4278 That's it. I'm done.
- 4279 Supervisor Kassel
- 4280 I had something, and I forgot what it was. It's past my bedtime.
- 4281 Supervisor Berube
- 4282 Motion to adjourn.

CARBON

4283 Supervisor Leet

4284 Second.

4285 Supervisor Kramer

4286 I have a motion and a second to adjourn. All in favor?

4287 All Supervisors Present

4288 Aye

4289 Supervisor Kramer

4290 All right, adjourned. Thank you everybody.

4291 Supervisor Kassel

4292 Thanks for staying, guys. Thanks for coming.

4293

4294

4295 On MOTION by Spv. Berube, SECOND by Spv. Leet,
4296 with all in favor, the Board adjourned the meeting.

4297

4298

4299

4300

4301 _____
Secretary

_____ Chair/Vice Chair

4302