

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

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A regular meeting of the Board of Supervisors of the Harmony Community Development District was held on Thursday, May 26, 2022 at 6:00 p.m. at the Jones Model Home, 3285 Songbird Circle, St. Cloud Florida 34773

Present and constituting a quorum were:

- | | |
|---------------|---------------------|
| Teresa Kramer | Chairperson |
| Daniel Leet | Vice Chairperson |
| Steve Berube | Assistant Secretary |
| Kerul Kassel | Assistant Secretary |

Also present were:

- | | |
|-----------------|-----------------------------|
| Angel Montagna | District Manager |
| Brett Perez | Field Director |
| Tim Qualls | District Counsel (via Zoom) |
| David Hamstra | District Engineer |
| Scott Feliciano | Servello |
| Pete Betancourt | Servello |
| Vincent Morello | Field Supervisor |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

- Supervisor Kramer: All right, I would like to welcome everyone to the May regular meeting of the Harmony CDD. The first order of business this evening... Well, before we start the first order, if everyone can check their cell phones and make sure they're on mute, because that does cause some difficulty as the meeting moves forward.
- Thank you all very much.
- Supervisor Kassel: We lost Tim.
- Supervisor Leet: No, he's back on.
- Supervisor Kramer: Okay. So, the first order of business is a roll call. Supervisor Berube.
- Supervisor Berube: Here.
- Supervisor Kramer: Supervisor Kassel.

- 39 Supervisor Kassel...: Present.
- 40 Supervisor Kramer: Supervisor Leet.
- 41 Supervisor Leet: Here.
- 42 Supervisor Kramer: Supervisor Kramer is here, and Supervisor Scarborough, has he joined us on
43 Zoom?
- 44 Supervisor Leet: Not yet.
- 45 Supervisor Kramer: So, he will be marked absent for this meeting. As we start the meeting, the
46 second order of business is our audience comments.

47

48 **SECOND ORDER OF BUSINESS**

Audience Comments

- 49 Supervisor Kramer: This is a time where anybody in the audience can provide any sort of input to
50 the board. It does not have to be related to an item on the agenda.
- 51 You'll have three minutes to present your thoughts, ideas, and opinions. And it's
52 not a time for back and forth with the Board or a particular Board member.
- 53 It's a time for you to present us with your input, so is there anyone here in the
54 audience that would like to participate in audience comments? Okay, how
55 about on Zoom, Dan, anyone?

- 56 Supervisor Leet: Nobody's speaking up.

- 57 Supervisor Kramer: All right. Seeing none, we'll close audience comments and move on to our new
58 business.

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61 **THIRD ORDER OF BUSINESS**

New Business

62 **Consideration of Landscape Services Request for Proposals**

- 63 Supervisor Kramer: The first item on our new business agenda is Consideration of Landscape
64 Services Request for Proposals.

- 65 We have put out a request for proposal and received three qualified bids. The
66 first is with the Yellowstone Company.

- 67 Second, we have Juniper Landscaping, and the third is Servello. Are all the
68 vendors from those three companies here with us today?

- 69 Juniper Representative: Present.

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- 70 Supervisor Kramer: I see Servello and Juniper. Do we have Yellowstone?
- 71 Yellowstone Representative: Here. Yes.
- 72 Supervisor Kramer: Thank you very much. So, at this time, I would open it up for the Board.
- 73 I presumed there would be questions that Board members have of the
74 landscape vendors, and so at this time, we can ask them questions, and they can
75 provide us with additional information that might need to be clarified. Does any
76 of our Board members have any questions?
- 77 Supervisor Berube: I have a question for each of them. I know Servello has looked, but whoever is
78 here from Juniper, did you physically look at the entire property?
- 79 Juniper Representative: Yes.
- 80 Supervisor Berube: Look at the scope of services that we provided, measurements, number of trees,
81 yards of mulch, how many pine bales, bales of pine straw and all that? So, you
82 are confident that your measurements and numbers are accurate based on
83 what you've seen and what you've provided in the requested proposal?
- 84 Juniper Representative: Yes.
- 85 Supervisor Berube: Is that fair?
- 86 Juniper Representative: Yes, sir.
- 87 Supervisor Berube: Same question for Yellowstone. You've seen the entire property?
- 88 Yellowstone Representative: Yes, sir.
- 89 Supervisor Berube: You're solid in your assessment?
- 90 Yellowstone Representative: Yes, sir.
- 91 Supervisor Berube: Okay. I don't have to ask Servello that question because you guys are here all
92 the time. You know what the numbers are.
- 93 The reason I ask that is because there's a wide variety of price and things with
94 this on it, so that's the real reason I ask. Okay. Can I go again?
- 95 Supervisor Kramer: I was going to actually go around instead of having one person ask all the
96 questions. So, Kerul, do you have anything?
- 97 Supervisor Berube: You almost caught Dan off guard.
- 98 Supervisor Kassel I do not at this time.

CARBON

- 99 Supervisor Kramer: Okay. Dan?
- 100 Supervisor Leet: Not at this time, so Steve continues.
- 101 Supervisor Berube: My second question goes back to the irrigation management portion of the
102 contract. As you know, we have an early version of Maxicom without all the
103 bells and whistles.
- 104 I presume that's been explained to you. It's Maxicom version-
- 105 Juniper Representative: 1.0.
- 106 Supervisor Berube: ... 1.0000. In and of itself, it's probably not too problematic, but we don't have
107 flow meters, we don't have hydrometers, any of that stuff, so it's a basic
108 Maxicom, two weather stations, one of which works, I think. Whoever's
109 speaking for Juniper, give me your understanding of what the irrigation
110 management portion of the contract means to you.
- 111 What are you going to do? I think you bid \$120,000 for irrigation management.
112 Give me a quick overview of what's included in the \$120,000.
- 113 Juniper Representative: It is obviously a full-time technician. You guys include in your scope of work all
114 valve out repairs and I think two inches and under on lines.
- 115 So basically, we are everything after your water source. So, wherever your
116 meters are, I can't control whether you have reclaimed water. I think it's mainly
117 reclaimed. I can't control what the city or the government or the county is
118 sending in.
- 119 Everything after that, we have full ownership of it. If we were selected, we
120 would do an audit prior within the first two, three weeks to make sure the
121 system's adequate and functioning.
- 122 Once we feel that everything is, we'll provide a report just to keep everything
123 clean before we have too much equipment and boots on the ground. But I
124 mean, we'll manage the scheduling, the run times, and the actual physical
125 components of your irrigation system.
- 126 Supervisor Berube: Who's going to punch the buttons on the Maxicom, which is in the field Services
127 trailer?
- 128 Juniper Representative: We have our irrigation manager, Omar, and then we have a regional irrigation
129 manager, Jason Nelson, who's Maxicom certified. So, between the two of them,
130 they will be our irrigation gurus.
- 131 Supervisor Berube: Okay.

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- 132 Supervisor Kramer: You just made the statement that you were coming in and doing everything
133 from where Toho, who's our water provider, provides on through, so when we
134 have a mainline break, is that included in your cost?
- 135 Juniper Representative: Yes. Yeah. Yeah. We just can't control where the water comes from-
- 136 Supervisor Kramer: I understand.
- 137 Juniper Representative: Whatever jurisdiction sends the water in I can't control what they do.
- 138 Supervisor Kramer: Okay.
- 139 Juniper Representative: Once the water's here and comes through the system, that's our job to maintain
140 your irrigation system.
- 141 Supervisor Kramer: Okay, so that includes all the repairs that would be needed within our system?
- 142 Juniper Representative: There are certain specs in the RFP. It would be heads and lateral lines. I think
143 valves and mainlines would still be-
- 144 Supervisor Kramer: An additional?
- 145 Juniper Representative: ... an extra work proposal or an additional charge.
- 146 Supervisor Kramer: Okay, I just wanted to be sure.
- 147 Supervisor Berube: Here's the big catch. We keep talking about Maxicom.
- 148 There are number of clocks and timers scattered around the property. I'm going
149 to bet that that's not included in \$120,000.
- 150 Those are over and above, right? If a clock goes out, you going to replace it?
- 151 Juniper Representative: No, no, no. We're just, again, [inaudible]
- 152 Supervisor Kramer: You're going to manage it, but-
- 153 Juniper Representative: We'll manage it. We'll do monthly reports.
- 154 We'll map it out. And as part of our standard startup procedure is we'll provide
155 a map, zone count, color-coded map so you all can have it for eternity if you
156 don't have one already.
- 157 Supervisor Berube: The reason why I ask is obvious: because that's where the big money is, clocks
158 and timers. Okay. Thank you.
- 159 Juniper Representative: Well, there are supply issues now.

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- 160 Supervisor Berube: Same question for you, Mr. Yellowstone.
- 161 Yellowstone Representative: Yes. So obviously, again, we have included minor irrigation repairs, two
162 inches, up to. We have also supplied two irrigation techs full-time.
- 163 In addition to that, we have reached out to Walker Technical Services, who
164 would do our irrigation monitoring from the computer as well. Obviously, they
165 have a team of people that can always be on it and monitoring it.
- 166 Yes, we have a Maxicom-certified operator, and that's our branch manager and
167 our irrigation manager. But to have somebody that's always able to be there
168 monitoring it for us, we thought it'd be a better idea to get with Walker
169 Technical Services.
- 170 I don't know if you all are familiar with him. I know Mike Walker's done quite a
171 bit of work out here at the beginning and is familiar with the irrigation system
172 out here.
- 173 So again, we have asked him, if we were to be awarded this contract, to partner
174 with us and do the monitoring part of it from the computer aspect of it while we
175 have our two full-time irrigation techs on site full-time.
- 176 Supervisor Berube: Okay, thank you.
- 177 Supervisor Kramer: All right.
- 178 Supervisor Kassel And just a follow-up question on that, and by the way, apologies if I miss a
179 couple of things. I'm trying to take notes as I do every month so the residents
180 can read what happens at the meeting.
- 181 And sometimes I'm typing, and I don't get everything. So, apologies if I've
182 missed anything for now and later.
- 183 The cost for landscaping is for labor only. It does not include the cost for parts.
184 Am I understanding that, or is there the cost for-
- 185 Yellowstone Representative: Minor irrigation repairs, parts, and labor were included.
- 186 Juniper Representative: So basically, you'll never pay for a sprinkler head, a nozzle-
- 187 Yellowstone Representative: Two inches and out, yep.
- 188 Juniper Representative: ... a lateral line break, it's included in our-
- 189 Yellowstone Representative: Price.
- 190 Juniper Representative: ... in our monthly advertised price.

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191 Supervisor Kramer: I'd like to put the previous question also to Servello about their irrigation
192 maintenance. Will you have a full-time tech or two full-time techs-

193 Scott Feliciano: As the contract reads now, yes. And we also have reached out to Mike Walker
194 for the Maxicom system. I know one of the challenges that we have had since
195 taking over the irrigation system, quite a few of your clocks are not even hooked
196 onto the Maxicom.

197 So, I can sit here and tell you I put it on Maxicom, but the wires were broken
198 and everything else throughout the multiple repairs throughout the years, and
199 some due to tree roots in certain areas and stuff like that. We do also know we
200 also have a map and will identify Bahia areas that were completely shut down
201 from the Maxicom system.

202 And we've got with Brett on that where those areas are now going to be up and
203 operating and stuff. So unfortunately, you're not walking into a property where
204 the irrigation was all... maybe at one time, it was fully through the Maxicom
205 system. But right now-

206 Supervisor Kramer: The wires have been damaged-

207 Scott Feliciano: Exactly.

208 Supervisor Kramer: And some new neighborhoods have come on that were not connected for
209 whatever reason.

210 Scott Feliciano: Absolutely.

211 Supervisor Kramer: But at the current time, you don't have a full-time tech here, right?

212 Scott Feliciano: No, the way the contract reads right now, it is, I think you're every other month
213 or something like that. But yes, as the new contract, we would have.

214 Supervisor Kramer: You would have a full-time tech?

215 Scott Feliciano: Yes.

216 Supervisor Kramer: I just wanted to clarify that. I want to shift gears a little from irrigation, unless
217 anybody has other questions about irrigation.

218 I wanted to ask about tree trimming. There's tree trimming that's included in
219 the contract.

220 Definitely throughout our entire property, we have an enormous amount of
221 trees, as I'm sure you all noticed as you come through. And, at this point in time,
222 the trees in all the common areas, other than the right of ways, are included in
223 the scope.

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224 What about trees that are then trimmed that are in the right of ways and
225 frequently reach out over the sidewalks and into the yards of our residents and
226 sometimes brush against their homes? When you come in to do tree trimming
227 in those locations, do you have the equipment and are able to do that tree
228 trimming if that's an extra thing that we ask you to do?

229 Scott Feliciano: Yes.

230 Yellowstone Representative: Yes.

231 Juniper Representative: Yes, we have two arbor folks on staff, so they're dedicated to that.

232 Supervisor Kramer: So, when tree trimming would happen here, would the certified arborist be on
233 site with them while the tree trimmings happen, or would you just-

234 Juniper Representative: Typically, they'd be in the planning stage. If they needed to be on site, they
235 would be, depending on the complexity of the operation.

236 But if it's a standard prune, I don't see that to be necessary. If there's an
237 extenuating circumstance, maybe a safety issue requiring their presence, but
238 typically, in the planning stages, they'd be involved in an operation like that.

239 Supervisor Kramer: And you all have the equipment to get in there and carefully remove the
240 branches from the homes, if they are encroaching?

241 Juniper Representative: Yes, ma'am.

242 Supervisor Berube: To be specific, you'll be trimming branches which are over private property?

243 Supervisor Kramer: Yeah, that's what I explained.

244 Juniper Representative: Right, in the right of way portion is what you're specifically speaking-

245 Supervisor Berube: No, the trees are in the right of way portion, but some of those branches will
246 extend over private property. There's always been a question about trimming
247 over private property.

248 And that's the specific question, I think. Do you have a problem with trimming
249 trees that are over private property?

250 Juniper Representative: No, I don't foresee an issue with that, unless there's some issue with the
251 homeowner or a pool, that would kind of play into that. Every tree's going to be
252 different, but just a typical backyard with a grass area and launi

253 Supervisor Kramer: No, these are strictly in the front.

254 Supervisor Leet: Right, the-

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- 255 Supervisor Berube: Front of homes.
- 256 Juniper Representative: Correct. That's what I understood. Yes.
- 257 Supervisor Kramer: Okay, and Yellowstone, I'm sorry, I don't want to leave you out.
- 258 Yellowstone Representative: So yes, we have certified arborists on staff. We do not in-house trim any
259 trees that we can't reach with a pole saw. We do subcontract those out.
- 260 Supervisor Kramer: So, you would subcontract that out, but Juniper does have it in-house, and you
261 would sub.
- 262 Yellowstone Representative: Yes ma'am, and yes, they're qualified. They will do it.
- 263 No issues with doing it over a residence. Again, like you said, obviously, if there's
264 cars in the way or stuff that needs to be moved, we will coordinate that with the
265 District.
- 266 Supervisor Kramer: Okay, great. Thank you.
- 267 Supervisor Kassel I have another question.
- 268 Supervisor Kramer: Certainly.
- 269 Supervisor Kassel For Juniper, the annual cost for mulch is really high. Can you explain why that
270 cost is so much higher than the other bids?
- 271 Juniper Representative: That's a great question. So, what we typically like to do is have a maintained two
272 to three inches of mulch site wide.
- 273 So, we recognize to maintain that across the portion of the year, typically, you
274 do a mulching in the spring and then a top dress in the fall, obviously site-
275 specific. You have runoff areas, you have plant healthcare issues that maybe call
276 for less mulch, that sort of thing. But that's what that is derived from is to
277 maintain two to three inches year-round.
- 278 That way, you don't come into a situation where you have very little mulch
279 perhaps in some portions of the property. And so, we want to keep it mulched,
280 if you will.
- 281 Juniper Representative: And supply chain issues as well, prices are unfortunately on the rise
- 282 Supervisor Kassel No, the only question I'm asking is, it's a comparative question, right? So,
283 everybody's expensive, but Juniper was way higher than some of the other
284 bidders.

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285 Juniper Representative: We also recognize the quantity of mulch that currently exists in the property
286 and to bring it to that two to three inch-maintained amount as well.

287 Supervisor Kramer: Dan, do you have a question?

288 Supervisor Leet: Sure. For all three, how would you describe the state of the shrubs that we have
289 and how it relates to what you've bid for shrub maintenance? Sure, Juniper?

290 Juniper Representative: Can you expand on your question a little bit more detail, please?

291 Supervisor Leet: So, with the numbers that we have for shrub, I mean, there's a bit of spread
292 there. Have you built in some replacement of what's already here into that? I
293 want a little more information on what went into your shrub bid.

294 Juniper Representative: Sure. So, if I recall correctly, it's a full prune 12 times a year, so once a month, so
295 obviously approaching the project from a quadrant perspective each week, if
296 you will. So, it includes maintenance and pruning of all the plant material that
297 are required to be trimmed and pruned, but it does not include any
298 replacement of the plant material.

299 Juniper Representative: Also, the healthcare, the shrubs, fertilization, fungicide, pesticide, insecticide.

300 Supervisor Leet: Okay. And Yellowstone?

301 Yellowstone Representative: So again, with it being once a month, basically, what's included in our
302 number is the labor. We have basically allotted for two full-time guys just to be
303 going throughout the property and doing the full-time detailing.

304 Obviously, fertilization and chemical costs are included in there as well. So that's
305 how we come up with that number as well as the labor and materials.

306 Supervisor Leet: Okay.

307 Scott Feliciano: Obviously, we know what it takes to do this job. We've been out here going on
308 five years, and you have a lot of bed space out there that's just completely
309 empty.

310 Greg actually walked the entire property and measured the property. We're
311 kind of old school.

312 That's pretty much what he does. So, you have a lot of plant material that
313 doesn't need trimming, not even once a month out here, I think.

314 Sometimes in our industry, and I'm just speaking for Servello, sometimes your
315 crews get tunnel vision, and they want to trim a shrub every single week when
316 what they're doing is more harm than good to the shrubs itself. So, you've got a

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- 317 lot of shrub materials that can go a month to a month and a half without even
318 being trimmed.
- 319 Some can go once a month out here, and then you do have plant replacements
320 needed throughout the property. You have really old plant material out here.
- 321 And shrubs are like people. They have life expectancies, so you just don't have a
322 great significant amount of healthy shrub around here.
- 323 Supervisor Leet: Okay.
- 324 Yellowstone Representative: A lot of the beds vary in how dense they are versus how sparse they are,
325 and in this particular case, I didn't use any software. That never gives you the
326 true story about what's on the ground, so it took seven days, but I measured
327 every inch of it.
- 328 Supervisor Berube: Going back to the monthly question, is a monthly cycle to trim all the shrubs, is
329 that too often? Is that what I'm hearing? You're shaking your head no.
- 330 Yellowstone Representative: No. I mean, that's standard practice, obviously. I will say we have some
331 contracts that do eight times a year, some do it 12 times a year. We have
332 contracts that do 17 times per year, but I'd say 12 is your normal standard.
- 333 Obviously, we do go through as well, and if it doesn't need it, we're not going to
334 trim. I mean, we do go through and do it, but for the most part, yes, 12 times a
335 year is standard industry practice.
- 336 Supervisor Kramer: Right. So, we do have some shrubs...
- 337 Juniper Representative: You've got firebush. You've got shrubs that want to flower, so typically, in that
338 scenario, we'll do a harder cut back, a rejuvenation groom; let it flush out; let it
339 sit for a little while, flower; prune it hard again. So, end of the day, it's just how
340 the labor gets kind of moved around.
- 341 Supervisor Kramer: Based on the plant type.
- 342 Juniper Representative: Correct. Right.
- 343 Scott Feliciano: And they're correct that you base it on once a month, but typically, shrubs that
344 you have out here, you don't need it once a month.
- 345 Supervisor Kramer: I wanted to ask about your detail teams for our landscape beds and weeding,
346 and I'd seen some discussion of spraying and others discussing hand weeding
347 also. So, for each of you, I'll start with Yellowstone first, when you have weeds
348 in our planter beds, what's your crew going to do?
- 349 Yellowstone Representative: Weeding is a combination of spraying and hand pulling throughout it.

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- 350 Supervisor Kassel Can you speak up a little? We have a microphone here-
- 351 Yellowstone Representative: Sorry.
- 352 Supervisor Kassel ... but I'm not sure it's catching it.
- 353 Yellowstone Representative: Yes. Obviously, we're not going to hand pull every single weed
354 throughout the property. There is going to be some spraying involved there.
- 355 And again, part of our thing was to have two full-time guys go through the
356 property. And, also we had a landscape superintendent that would be on site
357 full-time as well.
- 358 He would supplement the detail guys with some of the spraying throughout the
359 property. So yes, it is a combination of both.
- 360 Supervisor Kramer: Okay. Juniper?
- 361 Juniper Representative: Sure. So the project approach would be the 25% of the project that's being
362 trimmed, detailed, if you will, would include the bed weeding in that portion of
363 the project each week, and then the other 75% of the project, we'd have two
364 folks that a combination of mechanical, a scuffle hoe, if you will, hand pulling,
365 chemical application would complete the remainder of the project to thus
366 accommodate 100% of the site each week.
- 367 Supervisor Kramer: So, between the 25 and the 75, is that the main areas with up close contact by
368 the residents-
- 369 Juniper Representative: Good question. Good question. So, obviously, you start the week, you need to
370 start with the main entrance, the clubhouse, the park areas, the high impact
371 areas, and then go from there.
- 372 And that's the cycle that they would follow and then of course touch it before
373 the end of the week as well. Obviously, there's more than one person on the
374 team, more broadly, that's seeing all these areas each day. So, if there's
375 attention that needs to be paid that is warranted, we'll do so, of course.
- 376 Supervisor Kramer: Okay. I was just curious, if you just spray, if the weeds have gotten high, then we
377 have a lot of excess plant material just lying about.
- 378 Juniper Representative: The weekly weeding should not let them get as high.
- 379 Yellowstone Representative: Correct. With the 52 frequencies that were requested in the scope of
380 work, it shouldn't get out of control.
- 381 Supervisor Kramer: Right. I agree. And Servello, as far as the weeding of the beds?

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382 Scott Feliciano: Same process. I mean, I'm not going to sit here and tell you that every bed's
383 going to be weed free. You will have certain times of the year, especially during
384 the rainy season, that you will see weeds in the beds.

385 But again, hand pulling anything over three inches, spraying everything else.
386 With weeds, what we try to do is pull vines out of the shrubs instead of spraying
387 the vines.

388 Typically, that affects the shrub, and then you got a dead vine through the shrub
389 material there, so we try to do a lot of hand pulling of that as well. What we
390 increased in the contract would cover the extra additional manpower that's
391 needed for the property.

392 Supervisor Berube: That was going to be my next question. How many people on site on a daily
393 basis?

394 Scott Feliciano: I haven't looked at the final numbers of it, but I know that it's going to increase
395 from... I think we went from six in the beginning, and we took out some of the
396 scope of services and reduced it down to five.

397 So, with the current scope, maybe eight or nine. I'm not 100% sure, but I know
398 this has increased significantly.

399 Supervisor Berube: Juniper?

400 Juniper Representative: I would say in the summer, it's probably nine to 10 folks, full force maintenance,
401 if you will, and that's combination of spraying, the trimming, and the chemical
402 application, the weed control, hand pulling weeds, that sort of thing.

403 Supervisor Berube: Yellowstone?

404 Yellowstone Representative: I think we had in our proposal provided an organizational chart with
405 numbers on there. Basically, we had accommodated six guys on the mowing
406 full-time; two guys on the detail crew, eight; then you have one landscape
407 superintendent, which is supplemental to wherever needed that's here full-
408 time; two irrigation techs; and a part-time tech on site, so I mean, nine guys
409 doing the daily maintenance every day, and then your two irrigation techs that
410 are here as well, so you're looking at 12.

411 Supervisor Kramer: Any other questions? I've run my gambit.

412 Supervisor Leet: I'm good.

413 Supervisor Kramer: Okay. If there are no other questions, then we will bring the discussion back.
414 Thank you all very much.

CARBON

415 Just go around briefly, is there anything you'd like to add? I'll start with
416 Yellowstone.

417 Yellowstone Representative: Again, we appreciate the opportunity to provide you guys with a
418 proposal. We did spend a lot of time out here.

419 We had somebody come out here and measure it, boots on the ground, non-
420 stop for weeks. So, we did do our due diligence out here.

421 We're comfortable in the numbers that we put on everything. We're
422 comfortable with the amount of labor we put on it.

423 Again, I think that everyone knows that prices have gone up with a little bit of
424 everything. And so again, I would just like to say that we are comfortable with
425 everything that we've done with our proposal.

426 Supervisor Kramer: Okay. Thank you. Servello, you want to add anything?

427 Scott Feliciano: Thanks again for considering Servello. I mean, we've had five years out here, not
428 a perfect five years. There have been some ups and downs.

429 Again, we're not a perfect landscape company, but we just thank you for the
430 opportunity again. We took into consideration that we know the property and
431 what it takes to do the property.

432 We've also increased based on the high inflation right now, but at the same
433 time, we were profitable out here before, and high inflation just not hit Servello.
434 It hits the residents at Harmony as well.

435 There are many folks out there working two jobs or don't even have jobs still, so
436 we took all that in consideration. I mean, again, still a profitable community for
437 us, and we will have to maintain that.

438 Yellowstone Representative: And we were comfortable with what we had, and that's why you
439 noticed in year two, there was not an increase in year two.

440 Supervisor Kramer: Yes. Thank you. Juniper?

441 Juniper Representative: Just to echo my peers, I appreciate the opportunity, and personally being
442 involved with this process has been great. I've enjoyed it.

443 And I think that, just thinking about our culture of customer service, that's what
444 resonates with me, and I would personally be involved with the project as
445 branch manager, and so I look forward the opportunity. Thank you.

446 Supervisor Kramer: Wonderful. Thank you so much.

CARBON

447 Juniper Representative: I just want to add too, I'm a lifelong St. Cloud resident. My kids go to Harmony
448 and the middle school, so this one is kind of special to me just because it's part
449 of my hometown.

450 And like I said, I'm 40 years old, so I've watched St. Cloud change dramatically.
451 So anyway, long story short, this one's kind of special.

452 And I'm right down the road if anything happens, so wanted to throw that in
453 there just because St. Cloud is not a huge community .

454 Scott Feliciano: I want to throw something in too. I'm going to be honest, both of these
455 companies are great companies.

456 I have a really close friend, Frank Wetherbee, that I worked for years at Gerard
457 Environmental Services that's with Yellowstone. Kenny O'Dell and I actually
458 started out in the landscape industry right off after college with his father, Larry
459 O'Dell, who was a huge mentor of mine, and same thing with Derek Bueller, we
460 knew of each other. Derek actually worked for Servello back in the day before I
461 was there, so we all fish out of the same pond, but we understand that there's
462 enough fish for everybody.

463 Supervisor Kramer: That's right. There's a lot here. So, I very much appreciate each of you coming
464 out and helping us to further understand our landscape issues, and so we will
465 bring it back to the Board.

466 You're more than welcome to stay if you'd like. If you have somewhere else to
467 be, we won't hold you to sitting here through all of our discussions, but you're
468 welcome to stay. Thank you so much.

469 All right, so we'll pull it back to the Board. Thoughts, ideas, recommendations,
470 motion? It's a tough decision. I mean-

471 Juniper Representative: If you want us to leave, we can. Just saying.

472 Supervisor Berube: We've [inaudible] so it's all public anyway.

473 Juniper Representative: I know, but it's the immediate impact. Minutes on a piece of paper, there's no-

474 Yellowstone Representative: None of us are going to fight each other. Don't worry.

475 Supervisor Kramer: I think he is saying that sometimes it's easier for the Board if you step out.
476 Again, we can't force you to step out, but it might be easier for our discussion.

477 Juniper Representative: I understand.

478 Supervisor Kramer: Thank you so much.

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- 479 Supervisor Leet: We appreciate it. Thank you.
- 480 Supervisor Kassel You might want to stay.
- 481 Supervisor Kramer: Do you want to stay?
- 482 Juniper Representative: Do you want us to hang out so we can be prepared?
- 483 David Hamstra: Typically, we ask people to leave and wait outside and then bring them in-
- 484 District Manager Montagna: Typically, I think they wait so they can hear the that's made.
- 485 Supervisor Kramer: All right, Board members.
- 486 Supervisor Kassel: So again, as I said, on the one hand we've been working with Servello for a
487 number of years. It's not just in the last few months they're falling down on the
488 job, it's been a while, they've been more responsive lately. I know, it's difficult,
489 they're having trouble elsewhere. But then as David said, there's no guarantee
490 that bringing on a more expensive bidder is going to result in better quality
491 work.
- 492 Now it sounds like Servello is upping their landscape professional crew numbers
493 to be pretty much on a par with the other two bidders
- 494 Supervisor Kassel: On the one hand, I would like to throw the bids out and start again. And on the
495 other hand, if we're not going to get any better quality for more money, why
496 would we spend more money? But we don't know that. It's a gamble. It's a crap
497 shoot.
- 498 Supervisor Leet: Yeah. We've had, like was said, ups and downs with Servello. At one point they
499 were trying to walk out of the contract from their end. It's not just the quality of
500 service issues. I would defer, looking at the bids, I have a good feeling with
501 Servello just based on they know the ground truth. They're already here, they
502 have a good sense of what staffing levels are needed for the amount of work
503 that we're asking to get done.
- 504 Yeah, they're the least expensive by far. It's been said in the past, I mean, any
505 company we go with could potentially have issues, not just staffing, as years go
506 on in contracts. We've had issues with previous landscaping companies here. So,
507 I'm leaning towards staying with Servello at this point.
- 508 Supervisor Berube: I never thought I'd say it, but these are tough times. Really difficult times. The
509 budget is a huge issue and I'm aiming towards staying with Servello as well. I'm
510 also going to go further and say to take out the right-of-way cutting. Just make
511 everybody on equal footing throughout Harmony. There'll be some backlash
512 about that, but I mean-

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- 513 Supervisor Kassel: So, let's just explain for residents, for anybody who's here and listening. What
514 he's meaning by right-of-way cutting is that currently along all the boulevards,
515 the wider streets, Cat Brier, Five Oaks, Schoolhouse, the landscaping contract
516 has always included mowing between the sidewalk and the curb. And the
517 reason for that is because the developer wanted to make sure that the streets
518 where everybody was traveling down, that they were going to sell houses to,
519 had a uniform look, a well-cared for appearance. It has continued to this day,
520 and now we're looking at the possibility of removing that benefit from those
521 homeowners and requiring them to mow between their sidewalk and their curb
522 on their properties.
- 523 Supervisor Leet: Right. So, if you look at the screen, the property appraiser shows all the
524 property boundaries and everything. The CDD owns and irrigates and currently
525 landscapes all of that land on the older neighborhoods. If you go, for example,
526 to my neighborhood that was one of the later plats, it didn't have the rear-
527 loading houses. Doing all of that curb-to-street landscaping has always been on
528 homeowners, in that case.
- 529 Supervisor Kramer: Yeah, and also, on all of the interior streets. Cupseed, Beargrass, and Primrose.
530 For the older neighborhoods too. It's an equity issue too.
- 531 Supervisor Leet: Right. So, we had the turf maintenance portion of the bids basically take into
532 account if we backed off of the CDD maintaining those areas, we would still be
533 irrigating those areas. I mean, we're not going to dig out the pipes. That's
534 already there, that's going to stay. But we did look at having the companies
535 consider that. One of them, Juniper, came drastically down on their number.
536 The other two, less so. But as we've been discussing, Servello was overall, even
537 taking that into consideration, the most economical by far.
- 538 Supervisor Kramer: Right.
- 539 Supervisor Berube: Of the three bids, that right-of-way cutting varies somewhere between \$16,000
540 a year for Servello-
- 541 Supervisor Kassel: \$17 five.
- 542 Supervisor Berube: Say again?
- 543 Supervisor Kassel: \$17 five.
- 544 Supervisor Berube: \$17,500 to about \$120,000 from Juniper, which was way out of whack. That's
545 what I asked them about, did they look at everything? Because the numbers on
546 all these... But anyway, where I'm going is we need to cut money out of this
547 budget. And if we're going to stay with Servello for budgetary reasons, let's go
548 all the way and take out as much money as we can because it's going to affect a
549 small number of people, and many of those people were cutting that area
550 anyway.

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- 551 Supervisor Kramer: Right, and I don't think it's going to increase the cost of what they're spending.
- 552 Supervisor Berube: Their landscapers are probably going to charge them very little.
- 553 Supervisor Kramer: Or nothing.
- 554 Supervisor Berube: Well yeah.
- 555 Supervisor Kramer: This is very difficult because, again, they're all over the ballpark. I am leaning
556 towards, because our service from Servello has just . . . We've just seen areas of
557 turf, be it Bahia or St. Augustine, under their control, turn to just huge weed
558 beds. I understand the need to keep costs down, but I, at this point, would really
559 like to reject all the bids and try again.
- 560 Audience Member: May I ask you a question? Can I ask you a question? I'm not a Board member-
- 561 Supervisor Kramer: Right, typically we don't do that.
- 562 Supervisor Kassel: I'd like to hear the question.
- 563 Supervisor Kramer: Okay.
- 564 Audience Member: So, with regard to negotiating your terms with each of these vendors, whether
565 you have the current agreements or proposals or future proposals, have you
566 considered what's called an SLA or a POS agreement or a carve-out? Which
567 basically stipulates, that if they fail to deliver a certain aspect that you basically
568 deduct whatever their fee structure is.
- 569 Supervisor Kramer: Yes. In fact, as we negotiate the contract from our legal and through our District
570 manager, we need to definitely put that in. Particularly, if we're going to-
- 571 Audience Member: Especially if they're not delivering or if they fail to meet certain benchmarks, you
572 just carve out a certain amount of money.
- 573 Supervisor Kramer: It's set forth in the contract, and so, yes.
- 574 Audience Member: Very well.
- 575 District Manager Montagna: We'll open it up to everyone now.
- 576 Supervisor Kramer: Yes.
- 577 Supervisor Kassel: Yep. So, open it up to all of the audience members?
- 578 District Manager Montagna: Yeah, if you let one...
- 579 Supervisor Kramer: Well, if anybody wants to...

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- 580 District Manager Montagna: Right.
- 581 Marilyn Ash-Mower: One question you didn't ask was, are they having trouble getting employees?
- 582 Supervisor Kramer: We kind of covered that before. They all are. They all admit that they are.
- 583 Supervisor Leet: It seems safe to infer that.
- 584 Supervisor Kramer: Yes. So, at this point-
- 585 Debra Baer: Can I ask a question? If you take out what you're talking about, that part from
586 the red, how much would that bring down each bid?
- 587 Supervisor Berube: Servello saves \$17,500.
- 588 Supervisor Kassel: \$17,500 for Servello, \$125,000 for Juniper and \$20,000-
- 589 Supervisor Berube: Servello is about \$16,000.
- 590 Supervisor Leet: The summary is up on the website. There's a landscape summary under today's
591 meeting.
- 592 District Manager Montagna: Okay, they (audience members) all have it.
- 593 Supervisor Leet: Yep.
- 594 Supervisor Kassel: So, Debra, it's the second two columns on the top row.
- 595 Debra Baer: The first two columns on the top row?
- 596 Supervisor Leet: Yep.
- 597 Supervisor Kassel: Or second two, after vendor. Turf maintenance and turf maintenance non-ROW.
- 598 Supervisor Kramer: So, Yellowstone and Servello, it's 17, \$20,000. For Juniper, it's like \$125,000 or
599 \$120,000.
- 600 Supervisor Kassel: But the five-year total, the five year pricing-
- 601 Supervisor Kramer: It starts adding up.
- 602 Supervisor Kassel: The five-year pricing still, for Servello, is 2.48 million versus 3.78. It's the
603 bottom, it's the last column on the right.
- 604 Debra Baer: Okay.
- 605 Supervisor Kassel: Even with that difference, it's still a major increase above Servello.

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606 Supervisor Leet: Like 50%.

607 Supervisor Kramer: So, the question, I guess, for the Board is, do we take the low bidder?

608 Supervisor Kassel: So, here's my suggestion. If we refuse all bids and we will do another RFP,
609 hopefully all these bidders will bid again.

610 David Hamstra: More than likely not.

611 Debra Baer: They will not. I wouldn't if I was them.

612 Supervisor Berube: They won't.

613 Debra Baer: I'm sorry, that whole thing, I would not rebid again. If you didn't take my first
614 offer, I say, goodbye because there's too many other places that need me.

615

616 Debra Baer: I think you're running a risk. I think the board comes off as wishy-washy, when
617 you keep going back, going back, going back. That's just my opinion.

618 David Hamstra: In our line of business, if that happens, we don't re-submit, because obviously
619 they're looking for somebody else who didn't submit the first time.

620 Debra Baer: That's exactly what I would think. I mean, if these are tough decisions, we got to
621 make the decision we want.

622 Supervisor Leet: Now, if we frame it as if we throw them out and redo the RFP, but for a shorter
623 term, like a single year or three year-

624 Supervisor Kramer: Or two year.

625 Supervisor Leet: From where you sit, as in the industry, do you have that same feeling of, "Oh,
626 they don't want my bid. I don't want their business." Versus, "Oh, they have a
627 legitimate..."

628 District Manager Montagna: So, they understand budgetary reasons, David's a hundred percent
629 right. You could risk the chance of them going for good. But framing it that way
630 and telling them that, you want to reject all bids because, again, they know
631 what your budget number is. That's the first thing they looked at bidding this to
632 try and keep it somewhat within their, most vendors do. But you're looking to fit
633 within your budget. I mean, again, it's a risk any way you look at it.

634 Supervisor Berube: I think that we haven't offered them a contract. We've given them the RFPs.
635 They've responded. Our concerns are performance going forward. And to the
636 gentleman's point over here, Tim can write a contract that has performance-
637 based standards and it's not up to us. It's up to Inframark, our contractor, who's

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- 638 managing this contract to say, "Yes, they're performing," or "No, they're not."
639 And if we have our carve-out behind that, we have a performance base, then
640 they're not going to do that.
- 641 Supervisor Kramer: So that will help us save money, but will it get us better landscapers?
- 642 District Manager Montagna: So, here's the caveat to that. You can do that, but we still have a prompt
643 payment act. You still have to pay for services rendered. So, what ends up
644 happening is we have to go, "Okay, they have fallen behind on, let's just say
645 weeds, right? Let's just use weeds. What percentage of their contract is weed-
646 based? That's what we can withhold. You can't arbitrarily do things like that. It
647 becomes very difficult to try and carve out percentages and stuff. Just throwing
648 that out there.
- 649 Supervisor Kramer: Right, so I guess the question is...
- 650 Supervisor Berube: Over five years is \$1.3 million extra to choose anybody but Servello. And God
651 forbid we choose somebody other than Servello and the service goes downhill.
- 652 District Manager Montagna: Well, remember, it doesn't matter if you do a five-year contract or a 50-
653 year contract, the District still has a 30 or 60 day out-
- 654 Supervisor Leet: 50 years? No, no, no, no.
- 655 District Manager Montagna: Well, that's true. The District will always have a 30 or 60 day out, no
656 matter how many-
- 657 Supervisor Leet: Yeah, it's a five-year contract, but we have an out if service really is-
- 658 Supervisor Kramer: For non-performance.
- 659 Supervisor Berube: Well, it's a three-year contract with two renewals. But it doesn't matter, we got
660 an out.
- 661 Supervisor Kramer: Okay, I'll take the motion?
- 662 Supervisor Kassel: Move to approve Servello's bid.
- 663 Supervisor Leet: Seconded.
- 664 Supervisor Berube: Wait a minute, which one?
665 With ROW or without?
- 666 Supervisor Kassel: Without ROW.
- 667 Supervisor Kramer: Without ROW.

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- 668 Supervisor Leet: Second.
- 669 Supervisor Kramer: So, I've got a motion and a second to approve Servello's bid without the right of
670 way. All in favor?
- 671 Supervisor Berube: Aye.
- 672 Supervisor Leet: Aye.
- 673 Supervisor Kassel: Aye.
- 674 Supervisor Berube: You got to grit your teeth sometimes, don't you?
- 675 Supervisor Kramer: Aye.
- 676 Supervisor Kramer: All opposed?
677
- 678 On MOTION by Spv. Kassel, SECOND by Spv. Leet, with
679 all in favor, the Board approved Servello's Landscape
680 Maintenance Service Proposal without the right of way
681 mowing.
- 682 Supervisor Kramer: Hearing that motion passes unanimously. I guess we can bring the folks back in.
- 683 Supervisor Berube: If that'll make you feel better, I've been feeding them to Angel all night here,
684 she needs another one. I don't know, what it will do for her blood pressure, but
685 she hasn't exploded yet.
- 686 Supervisor Kramer: Don't mess with her blood pressure, she's got to stick around.
- 687 District Manager Montagna: Can't complain, I need a purpose.
- 688 Supervisor Kramer: All right.
- 689 Supervisor Berube: Okay, who are you going to call in?
- 690 Supervisor Kassel: I'm just going to go get somebody. Let somebody do some business and I'll be
691 back.
- 692 Supervisor Kramer: All right. We are going to take a five-minute recess while everyone comes back
693 in.
- 694 Supervisor Kramer: All right, we're bringing the meeting back to order now.

695 I want to thank everybody for their hard work. These are very, very difficult
696 times for all of us, funding-wise and cost-wise. So, I don't know if you
697 announced already, but-

698 District Manager Montagna: I did not.

699 Supervisor Kramer: Okay. The Board has taken action. We have selected to continue on with
700 Servello. I appreciate both Yellowstone and Juniper's hard work and your
701 consideration. For our St. Cloud representative, if you'd like to stop by and keep
702 an eye on things for us?

703 Juniper Representative: I've always done that, I'd be happy to.

704 Supervisor Kramer: Advise us.

705 Juniper Representative: I've got kids at that school right now.

706 Supervisor Kramer: We'd love to see you. But at this time, yes, we will be moving forwards with
707 Servello.

708 Juniper Representative: That's good for you.

709 Supervisor Kramer: So, thank you very much for helping us out.

710 Juniper Representative: Thank you, I appreciate it.

711 District Manager Montagna: Thank you all.

712 Pete Betancourt: You're stuck with me now.

713 Supervisor Kassel: Oh good.

714 District Manager Montagna: She takes back everything she just said. Thank you. Have a great day.

715 **Presentation of Fiscal Year 2023 Proposed Budget**

716 Supervisor Kramer: All right. Next item on our agenda is our Budget. We have for consideration our
717 2023 Budget, which our District Manager has provided to us.

718 District Manager Montagna: While you all are doing that, Let me go through and adjust all the
719 landscape numbers.

720 Supervisor Kramer: Okay.

721 District Manager Montagna: Because really I think everything else is pretty much a good consensus,
722 other than that section, right?

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- 723 Supervisor Kramer: That's right.
- 724 Supervisor Kassel: So, we can we take audience comments while you're doing that?
- 725 District Manager Montagna: It's up to you. If you decide to open anything up, because this isn't the
726 public hearing. But if you decide to do that, you have to let everyone speak.
- 727 Supervisor Kramer: Have an opportunity.
- 728 District Manager Montagna: Oh, okay.
- 729 Supervisor Kassel: I mean, I just thought we could use the time for audience comments while
730 you're doing that.
- 731 District Manager Montagna: Okay.
- 732 Supervisor Kassel: Or this is, it's not part of your-
- 733 Supervisor Berube: I have a question about plugging in the numbers? We had a lot of optional
734 services as part of that proposal.
- 735 District Manager Montagna: Right.
- 736 Supervisor Berube: If she needs to plug in numbers, I guess we're going to just have her plug in the
737 numbers for all the services we're thinking now, extracting the optional services
738 from the bids? There's mulch, there's flowers.
- 739 District Manager Montagna: I'm plugging in what Servello proposed, their exact numbers. That's all
740 I'm doing.
- 741 Supervisor Berube: Yeah, I know, but some of it was optional.
- 742 District Manager Montagna: But it's optional.
- 743 Supervisor Kramer: We'll go ahead and have those numbers plugged in, and whether-
- 744 Supervisor Berube: Take as long as we need to.
- 745 Supervisor Kramer: Right, whether Servello does them or not is up to us. But at least we'll have the
746 right amount of money set aside..
- 747 Supervisor Berube: It's still on the line, items that are existing now.
- 748 District Manager Montagna: We still need those optional services whether you choose to go with
749 Servello or bid it out.
- 750 Supervisor Berube: Got it.

- 751 District Manager Montagna: Okay.
- 752 Supervisor Kramer: So quickly, because we do have some other budget stuff before she comes back.
753 I wanted to discuss, anybody in the audience here have any comments on the
754 budget?
- 755 Mike Baer: I'll just-
- 756 Supervisor Kramer: If you'll stand up and give your name for the records? We'll get you on the
757 microphone.
- 758 Mike Baer: I'm Mike Baer.
- 759 Supervisor Kramer: Hi Mike.
- 760 Mike Baer: Thank you. This is a community, correct?
- 761 Supervisor Kramer: Mm-hmm.
- 762 Mike Baer: And I think a lot of us do a lot of walking in the community. As we walk down
763 the sidewalks, Servello can't do everything, and I think we can help them out. If I
764 see a weed grown in the crack, I can pull it. If I'm walking by a mulch beds and I
765 see weeds, I pull it. Whatever we can do to help these guys out so the whole
766 community as the whole looks better, whatever we can do to help, I think we
767 should do it. Thank you.
- 768 Supervisor Kassel: Thanks Mike. That's a lovely thing to say.
- 769 Mike Baer: Pardon?
- 770 Supervisor Kassel: It's a lovely thing to say. And I think probably even more effective is when you
771 see something that needs attention, send an email to
772 CDDmaintenance@inframark.com, so that they can be in touch with Servello
773 to... right? So, if residents would do that, I think that'd be... I mean, it's lovely if
774 you do that, but it's not really your job.
- 775 Mike Baer: It isn't, but-
- 776 Supervisor Kramer: I'm a weeder too.
- 777 Supervisor Kassel: I am too. Mulch is kicked out of place, kick it back in place, all that kind of stuff.
778 But more importantly is making sure Servello hears what needs to be done. A
779 bunch of weeds in beds, or grass that's brown and crispy, or whatever it
780 happens to be. Just having that email in your phone as a contact and calling it up
781 and sending an email so that-
- 782 Supervisor Kramer: Right while you're walking.

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- 783 Supervisor Kassel: Yep.
- 784 Supervisor Kramer: Any other comments?
- 785 Mike Baer: Maybe put something in the Harmony Magazine, to that effect?
- 786 Supervisor Kramer: Yes, I'd do that frequently.
- 787 Supervisor Kassel: Mike, will you follow up with me about that? Because I have somebody who's
788 now writing articles. Debra, will you follow up with me. I have somebody writing
789 articles, it's just that I'm taking notes for this. If you can just remind me after the
790 meeting, I will get it taken care of.
- 791 Debra Baer: Okay, thank you.
- 792 Supervisor Kramer: Yes, sir.
- 793 Supervisor Kassel: Please come up and-
- 794 Supervisor Kramer: Give me your name.
- 795 Supervisor Kassel: Give your name and address.
- 796 Richard Conway: I'm Richard Conway. I live in the Lakes of Harmony in South Lake. I've been
797 there four years. I'm also president of the Garden Committee. That's why you've
798 seen me here before. It pains me to say this, but I agree with Mr. Berube with
799 what he put in the last Harmony magazine.
- 800 I will give you a concrete example. Our HOA took my HOA fees from \$250 to
801 \$475 in four years. I am retired. I'm a registered nurse after working ICU CCU.
802 Thank God I got out before this whole COVID thing. My wife and I looked at the
803 numbers and said, can we afford to move to Harmony? Four years ago we
804 could. I urge you greatly to consider every move you make that you have an
805 entire two communities now, and you're soon to have a third with North Lakes,
806 that are living on a fixed income. I thank you for considering the people in
807 Harmony main who are working two jobs, trying to afford it. But you've also got
808 citizens like myself who sat down with, at the time, Cal Atlantic's money and
809 what they charge for the golf club and what they charge for HOA fees and what
810 they charge for the HOA clubhouse fees, they've all gone up.
- 811 Supervisor Kramer: I'm sorry for that. We're trying to keep it as controlled as possible.
- 812 Richard Conway: And for that I thank you.
- 813 Supervisor Kassel: And that's one of the big reasons we went with Servello.

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- 814 Richard Conway: Yeah, and I applaud that. Give them another chance. Certainly, watch them like
815 a hawk. Thank you so much.
- 816 Supervisor Berube: How about you being the Hawk? You're retiring, you got plenty of time, right?
- 817 Supervisor Kramer: Any other comments here or on Zoom?
- 818 Speaker 7: Not budget related, just comments in general.
- 819 Supervisor Kassel: Are we going to wait on that, or?
- 820 Supervisor Leet: Is it an agenda item, or?
- 821 Supervisor Berube: No, just a general topic. I can wait. I just want wasn't sure.
- 822 Supervisor Kramer: All right. The other thing I wanted to bring forward and I'll mention it here, we
823 can figure out where it goes in the budget discussion. The budget was very
824 difficult to deal with because of the current structure of it. The bulk of the
825 structure is fine, but we have no mechanism right now to take large projects,
826 which really should be deducted from a reserve account and itemize it out like
827 our pool resurfacing, the footbridges, the big-ticket one-time items. And in any
828 other budgeting process, you would be able to keep your O&M budget for your
829 ongoing day-to-day things that you're doing. And these big reserve projects,
830 which are basically renewal and replacement, big ticket items that are one time,
831 maybe once every five, 10, maybe even 20 years, would come out of that
832 reserve fund.
- 833 We worked with Inframark's accounting. They made a suggestion of how to do
834 that so that we will see that a lot clearer in the future. And that would be to
835 actually, we would keep the line item, just make it one reserve line item for
836 money to transfer from our annual budget over to the reserve account. But then
837 instead of taking these big items out of our normal budget and trying to
838 hammer them into some line item, we actually take them directly from the
839 reserve account. So, if the Board is amenable to that, we can get that
840 restructured and start making that happen, so that when we look at our budget
841 and we have a pool resurfacing instead of R&M pools that make it look like next
842 year you're going to need this huge amount of money, we'll know that what our
843 regular annual cost of working with our pools is instead of this huge bubble in
844 the middle, like an egg in a snake.
- 845 District Manager Montagna: It also makes it just look a lot cleaner. Cause right now, if you look, it
846 shows reserve, it's really not a reserve. It's your general fund, but you guys have
847 earmarked it for certain things.
- 848 Supervisor Berube: Like Sidewalks and Alleys.

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- 849 District Manager Montagna: Correct. So, if you have a general reserve account that you're
850 contributing to, like your savings account, right? You're contributing every year.
851 It's not earmarked for anything. It's earmarked for what you need to use it for.
- 852 Supervisor Kramer: Right.
- 853 District Manager Montagna: And you just transfer in and out. But it's very simple and clean.
- 854 Supervisor Kassel: Okay. And how do we show, if at all it's not going to be in the budget, what's
855 coming up that they're going to need to spend some of those reserve funds on?
856 How do we show that?
- 857 District Manager Montagna: You're not going to show it in your budget, the Board's going to
858 determine how you're going to allocate that.
- 859 Supervisor Kassel: I'm just wondering how we keep easy-to-look-at reports.
- 860 Supervisor Kramer: Oh, there will be another section in your financials each month that will show
861 the reserve account and then what projects have been deducted from it. And
862 we can even show the upcoming encumbrances. For instance, the...
- 863 Supervisor Kassel: Alleyways?
- 864 Supervisor Kramer: We'll go with the alleyways. I was thinking of something else.
- 865 Supervisor Kassel: Pipes?
- 866 Supervisor Kramer: Of the Estates pipes. We may have a number and then that will come out of it,
867 because that's not something that we're going to do all the time. That's going to
868 be one big fix. And hopefully that won't happen again in any other
869 neighborhood. But we don't know. So that will show up as coming out of that
870 reserve instead of trying to jimmy it in and making our day-to-day budget look
871 so askew. So, if I hear no objection to restructuring it that way...
- 872 Supervisor Kassel: I don't think we need to vote, do we?
- 873 District Manager Montagna: Inframark would like the vote because of the way it's currently
874 structured to be able to restructure. And then when we talked to them
875 yesterday, they'll be able to have your new layout financials for next meeting.
- 876 Supervisor Kassel: So how do you word that motion?
- 877 Supervisor Leet: Well, just one more. Well, we can continue discussing after a motion, right?
- 878 Supervisor Kramer: Yeah. It's better if we have the motion and then we know what we're discussing.
- 879 District Manager Montagna: That's fine.

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- 880 Supervisor Kassel: So, the motion is...
- 881 District Manager Montagna: To change our financials and budget to reflect a reserve account. That's
882 it.
- 883 Supervisor Leet: I'll second.
- 884 District Manager Montagna: Now you want to discuss?
- 885 Supervisor Leet: Yes.
- 886 Supervisor Kramer: Add one more thing. Reserve account that we will fund with the existing reserve
887 monies?
- 888 Supervisor Kassel: To start out. Yes.
- 889 Supervisor Kramer: And a transfer from unassigned balances of \$1 million into it?
- 890 Supervisor Berube: Well, is this new... Are you going to get rid of the unassigned-
- 891 Supervisor Kramer: Yes, we'll get rid of all the-
- 892 Supervisor Berube: We're evolving into-
- 893 Supervisor Kramer: It'll all go into one account.
- 894 Supervisor Kassel: But it's more than a million, right?
- 895 District Manager Montagna: But you don't take it all.
- 896 Supervisor Kramer: Well, we'll leave some of it into the unassigned for emergencies or slow
897 collections and things like that to give us all that buffer.
- 898 District Manager Montagna: We'll transfer it over to reserve.
- 899 Supervisor Kramer: So, I have a motion. Do I have a second?
- 900 Supervisor Kramer: A second?
- 901 Supervisor Leet: Yeah.
- 902 Supervisor Kramer: Discussion.
- 903 Supervisor Leet: Yeah, my thoughts are just on making sure we have a well-defined scope for all
904 that. We have our reserve study, which should have captured everything. Are
905 you going to formally tie it to that reserve study where... Okay.

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- 906 District Manager Montagna: You don't tie anything in your budget to the reserve study. What you do
907 is... It essentially is a tool to guide you on how you should fund your different
908 accounts. In this case, it would be a reserve account. But nothing gets tied to
909 that. If it did, it would be unrealistic, right?
- 910 Supervisor Leet: Yeah, because... Right.
- 911 District Manager Montagna: It's just-
- 912 Supervisor Leet: Again, I guess I'm more interested in just setting boundaries.
- 913 District Manager Montagna: Of course.
- 914 Supervisor Leet: We have everything that's been touched by that reserve study. What are the
915 limits that this thing could potentially be pulled from to use?
- 916 District Manager Montagna: You're not capped. It's a Board... so let's just say, for example, today-
- 917 Supervisor Berube: If you don't put a name on it, it doesn't... Right.
- 918 District Manager Montagna: No. Even if you did put a name on it, it doesn't matter.
- 919 District Manager Montagna: So, what ends up happening is, if we were doing a pool resurface today,
920 and I said, "Board, where would you like this to come out of?" And instead of
921 saying repairs and maintenance pools you're going to say, "Our reserve
922 account." So, then that's where it's going to get coded, and then your next
923 financials, once we pay it, is going to show reserves, pool resurface fees, so
924 many dollars, and it's going to go like that.
- 925 Supervisor Leet: Yeah.
- 926 District Manager Montagna: So, you dictate it.
- 927 Supervisor Leet: Right? On the surface, I agree completely. It makes a lot more sense to have... I
928 hate using the word "buffer", but a better way to account for, like you said,
929 multi-year, multi fives or tens of years type of projects, and trying to shoehorn it
930 into the line by line. I agree.
- 931 District Manager Montagna: You never want to fund your operation and maintenance from your
932 savings, right? It's the same as what you do at home. You don't want to fund
933 your budget with your savings, or you're doing something wrong.
- 934 Supervisor Leet: Right.
- 935 Supervisor Berube: We just almost started this fund with reserve contributions, \$300,000. It should
936 say reserve study contribution if that's where you want it to go to fund the
937 reserves .

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- 938 Supervisor Kassel: Or reserve fund.
- 939 Supervisor Kramer: So, yeah, they recommended we change that line item to read "transfer to
940 reserves".
- 941 Supervisor Berube: Sure.
- 942 Supervisor Kramer: So, this is the money from our O&M budget that is transferring.
- 943 Supervisor Kassel: That's still confusing. That's so confusing.
- 944 District Manager Montagna: I put "reserve contribution", is what I put. We can name it whatever you
945 want.
- 946 Supervisor Kassel: Reserve fund contribution?
- 947 District Manager Montagna: Yeah.
- 948 Supervisor Kassel: Reserve fund contribution?
- 949 District Manager Montagna: Sure.
- 950 Supervisor Kramer: Okay. So, I have a motion and a second on the floor. We've had discussion. I'll
951 call for the vote. All in favor?
- 952 Supervisor Berube: Aye.
- 953 Supervisor Leet: Aye.
- 954 Supervisor Kassel: Aye.
- 955 Supervisor Kramer: Aye. All opposed? Hearing none, the motion passes unanimously.
956
- 957 On MOTION by Spv. Kassel, SECOND by Spv. Leet, with
958 all in favor, the Board approved changing our financials
959 and budget to reflect a single account to be named
960 "Reserve Fund" created from the existing reserve
961 accounts and a transfer of \$1,000,000 from Unassigned
962 Balance . and a line item named "Reserve Fund
963 Contribution" in the O&M budget.
- 964 District Manager Montagna: All right. So, we've got that.
- 965 Supervisor Kramer: Right. And the remainder of the budget.

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- 966 District Manager Montagna: All right. So, I changed all your numbers to reflect the numbers in the
967 Servello proposal that you approved. Changed it drastically as far as your
968 assessments and everything.
- 969 Supervisor Kassel: Can you email us a copy?
- 970 District Manager Montagna: So, what it ends up doing... I don't know if everyone... If you look at the
971 budget we were just working off of, if you go to your assessment detail, you
972 were at 50-something percent increase for O&M. That brought you down to
973 28.1, overall 12.2.
- 974 Supervisor Kramer: So, cut it in half.
- 975 District Manager Montagna: Essentially. And then your number-wise, it brought your number, the
976 tax collector number, brought it to \$2,452,225.
- 977 Supervisor Berube: But there's other changes that go with that too. The next one goes to 28737, so
978 there's a savings there.
- 979 Supervisor Kramer: Yeah, it just goes back.
- 980 District Manager Montagna: It just automatically populates, so what essentially you went from was...
981 Well, I can't read that, it blocked it out.
- 982 Supervisor Berube: We went from \$3,087,124 down to \$2,452,221.
- 983 Supervisor Kramer: 25.
- 984 Supervisor Berube: 25.
- 985 Supervisor Kramer: Right. So...
- 986 Supervisor Berube: So, it's an increase of-
- 987 Supervisor Kramer: Did that-
- 988 Supervisor Berube: \$500,000.
- 989 Supervisor Kramer: Did that also adjust on the summary of assessments?
- 990 District Manager Montagna: Yeah. That's what I was just saying.
- 991 Supervisor Kramer: So, to make it real for everybody, if I take a lot in C2...
- 992 District Manager Montagna: C2?
- 993 Supervisor Kramer: C2. If I take an average lot... Say we'll go with a...

- 994 Supervisor Kassel: What's the lot width?
- 995 Supervisor Kramer: 52 feet for the width. Then that means... I got to follow it over. Sorry, guys. That
996 would be an increase of, let's see, less than \$300 a year.
- 997 Supervisor Berube: \$250 for the average house, so median house be about \$250 for the year.
- 998 Supervisor Kramer: Right. So, when you factor that out, it's about a \$20 a month increase. I think, I
999 hope for everyone that will be manageable.
- 1000 Supervisor Leet: Yeah. I definitely-
- 1001 Supervisor Kassel: You've cut it nearly in half.
- 1002 Supervisor Kramer: Yes.
- 1003 Supervisor Berube: In real numbers, we went from more than a million in increase to just under
1004 500,000.
- 1005 Supervisor Kassel: \$300,000 of that is the reserves.
- 1006 District Manager Montagna: Correct.
- 1007 Supervisor Kramer: So again, I think we've done a stellar job.
- 1008 District Manager Montagna: No, I think cutting down-
- 1009 Supervisor Kramer: \$20 a month.
- 1010 District Manager Montagna: ... as much as you cut out, which was the intent at today's meeting, I
1011 think that's a great starting point for sure.
- 1012 **Consideration of Resolution 2022-06, Approval of Fiscal Year 2023 Budget, and Setting the**
1013 **Public Hearing**
- 1014 Supervisor Kramer: So, at this point in time, I would entertain a motion to adopt this as our budget
1015 to send to the county. Can we approve all three of these at once?
- 1016 District Manager Montagna: So, you would do... Well, approving resolution 2022-06 includes your
1017 fiscal year '23 tentative budget and setting your public hearing for your July
1018 meeting.
- 1019 Supervisor Kramer: Right. Okay. So at this time I would entertain a motion to adopt resolution 2022-
1020 06. Do I have a motion?.
- 1021 Supervisor Kassel: So moved.

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- 1022 Supervisor Kramer: Okay. Supervisor Kassel has moved. Do I have a second?
- 1023 Supervisor Leet: I'll second.
- 1024 Supervisor Kramer: Have a second. Motion and second. Discussion?
- 1025 Supervisor Leet: And again, for everyone's benefit, this is just setting our line in the sand. It's
1026 starting the budget process. We cannot add to it once we've submitted it, but
1027 we can, if we find something else-
- 1028 Supervisor Kramer: We can drop it down. Correct. So, this our high mark.
- 1029 Supervisor Leet: Worst case. Yep.
- 1030 Supervisor Kramer: It could edge down.
- 1031 Supervisor Kassel: What was the percentage overall?
- 1032 Supervisor Berube: 12.2.
- 1033 Supervisor Kramer: 12.2.
- 1034 District Manager Montagna: Overall.
- 1035 Supervisor Kassel: 12.2. thank you.
- 1036 District Manager Montagna: And then 28.1 for just the O&M.
- 1037 Supervisor Kramer: Yes. So,
1038 if they've paid off their debt service-
- 1039 District Manager Montagna: Correct.
- 1040 Supervisor Kramer: ... that's what they [inaudible].
- 1041 Supervisor Berube: The total increase is \$376,011 from the current year budget to the coming year
1042 budget.
- 1043 Supervisor Kramer: Okay. We have a motion and a second. All in favor?
- 1044 Supervisor Leet: Aye.
- 1045 Supervisor Berube: Aye.
- 1046 Supervisor Kassel: Aye

1047 Supervisor Kramer: Aye. All opposed? Hearing none, motion passes unanimously.

1048

1049 On MOTION by Spv. Kassel, SECOND by Spv. Leet, with
1050 all in favor, the Board adopted Resolution 2022-06,
1051 approval of the proposed Fiscal Year 2023 Budget and
1052 setting the public hearing.

1053 Supervisor Kramer: All right. You can send that off to the County. All right. The next item of
1054 business, it's our Contractor's Report.

1055 Supervisor Berube: We have no money. Don't ask. It's all gone. I don't know why you hung around.
1056 You heard it. You just got it all.

1057 Pete Betancourt: Okay. General maintenance, Supervisor Kramer. There's a sycamore on South
1058 Pine, I believe, in the Estates, Southern Pine, fourth tree in. It's gone.

1059 Supervisor Kramer: It's gone? It died or somebody took it away?

1060 Pete Betancourt : No, no. It's just... All the leaves fell off. It's on its way out.

1061 Supervisor Kramer: It died. Get with our Field staff and give them a proposal.

1062 Supervisor Berube: Must be your fault.

1063 Supervisor Kramer: And we will do as we do with dead trees.

1064 Pete Betancourt : Okay

1065 Supervisor Kramer: I've got [inaudible] I don't know if you want to go over your report. We have the
1066 report. Any questions on the report and the information? If not, I'll go through
1067 the proposals one by one. Okay. The first one is the consideration of the
1068 hurricane authorization form. This is a form Servello provides us every year at
1069 hurricane time. It means we will get priority for their crews to come out and
1070 clean any hurricane debris that might come down. It basically is \$110 an hour
1071 for Servello plus their equipment. We also have, as we have in the past, declined
1072 this and just used our field staff.

1073 Supervisor Berube: I'm for continuing with field staff and declining this.

1074 District Manager Montagna: And you don't need a motion?

1075 Supervisor Leet: No.

1076 Supervisor Kramer: Right. I'm just checking to see if there's any other Board members that have any
1077 input. Hearing none, thank you for the offer, but we'll take care of it in-house

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- 1078 and call on you if needed, if you're available. The second is consideration of the
1079 Ashley Park pool proposal that Servello provided.
- 1080 Supervisor Leet: [inaudible].
- 1081 Supervisor Kramer: I'm sorry?
- 1082 Supervisor Leet: No. Was speaking out of turn. I'm sorry. Say that 10 times fast.
- 1083 Supervisor Kramer: I'm trying. They have proposed an upgrade to the Ashley Park pool area to add
1084 different plant... or upgrade and replace plant materials and upgrade that area.
1085 The cost of that would be \$12,376.50. I'm going to ask, because we get these
1086 proposals frequently, and one of the problems I have... And I apologize, but I
1087 cannot envision what this proposal truly includes.
- 1088 Supervisor Berube: You need a picture.
- 1089 Supervisor Kramer: I need a nice little picture. Juniper offers computer modeling so if you do... No, I
1090 understand that may not be in your software packages, but if you could at least
1091 just give me maybe an aerial shot of it and say, "This goes here," and then
1092 maybe give me some samples-
- 1093 Scott Feliciano: We did designs before, and we could create a-
- 1094 Supervisor Kramer: You can do that?
- 1095 Scott Feliciano: Yeah, we can-
- 1096 Supervisor Kassel: Yeah, before and after.
- 1097 Scott Feliciano: Yeah, we can do a before and after. Absolutely.
- 1098 Supervisor Kramer: That would be great. That way I would understand more what you're offering
1099 for the price that you're offering it.
- 1100 Scott Feliciano: Yeah, we can easily do that. I know some of the proposal, that's to fill into your
1101 current hedge line along the fenced area, but I think a lot of it had to do with
1102 out front with the pool area, so I can take a shot of that and do a before and
1103 after on that. That's no issue.
- 1104 Supervisor Kramer: If you can do that, that'll be great. So, if the rest of the Board will humor me and
1105 just wait until next meeting, until we see-
- 1106 Supervisor Berube: Absolutely.
- 1107 Supervisor Kassel: Yeah, because that's one third of our miscellaneous.

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- 1108 Supervisor Kramer: Yes. That would take a lot out...
- 1109 Supervisor Kassel: ... of our miscellaneous.
- 1110 Supervisor Kramer: The next item is consideration of the Servello proposal. There are two option
1111 proposals, 6683... I think that's for the St. Augustine... or 6684, which would be
1112 Bahia. This is an area that is in the lakes. It's basically near Atwood, not where
1113 the [inaudible] side of Atwood, but on the other side of Atwood behind the
1114 houses. We're not sure what happened. It appears that the developer may not
1115 have properly sodded that area, so it's pretty bare and ugly looking.
- 1116 Supervisor Kassel: What's the location again?
- 1117 Supervisor Kramer: Atwood, between East Lake and South Lake. That's that crossover drive
1118 between the two projects there. We know we've got some pictures up.
- 1119 Supervisor Berube: It's a non-irrigated area.
- 1120 Supervisor Kramer: And it's a non-irrigated area. It's a stormwater pond. It is property we own. I
1121 don't know why it wasn't caught before the projects were turned over from the
1122 developer, because we should make sure the developer properly sods it.
- 1123 Supervisor Leet: And it is that east side?
- 1124 Supervisor Kramer: It's on the pond. It's around the back.
- 1125 Supervisor Leet: Right. Well, the road. There's a pond on the east and the west side. We own
1126 both of them.
- 1127 Supervisor Kramer: Yeah, it's on... That's it.
- 1128 Supervisor Leet: So, it's on the west side of the road.
- 1129 Supervisor Kramer: It's on the west side.
- 1130 Supervisor Leet: It's that right there.
- 1131 Supervisor Berube: Didn't the developer do this last month?
- 1132 Supervisor Kramer: No. That's on the east side. So, this is on the opposite side of where David got
1133 involved. Okay? And there's been a resident complaining that it just looks
1134 horrible over there, but I must say that this was the developed section of a sand
1135 pine ridge, just like Waterside is. The problem is the developer did not amend
1136 the soil whatsoever.
- 1137 Supervisor Berube: It's all sand.

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- 1138 Supervisor Kramer: They just threw some Bahia sod on it, so it's all sand. If you guys throw Bahia
1139 sod right back out there, or St. Augustine, it's going to die a heartbeat.
- 1140 Scott Feliciano: Well, I wouldn't do Bahia right now, Madam Chairman. I mean you just can't.
- 1141 Supervisor Kramer: Whenever you throw it out there, it's-
- 1142 Scott Feliciano: Right. You don't have no rain in the forecast. You typically want to do it July or
1143 August or something like that.
- 1144 Supervisor Leet: Yeah, but if you put St. Augustine, you have no irrigation.
- 1145 Scott Feliciano: I spoke with Brett about the St. Augustine. It was done out of consideration for
1146 the resident, but Brett and I both agree it's useless to put St. Augustine there.
- 1147 Supervisor Kramer: But the problem with Bahia too is what we see in the area between the
1148 Waterside stormwater pond and Five Oaks. All that Bahia's dead or dying
1149 because it has no proper nutrients to sustain growth from that sand. Correct me
1150 if I'm wrong, but man, it looks nasty and desolate.
- 1151 Scott Feliciano: It's going to look like that right now. You will have that.
- 1152 Supervisor Kramer: No, even during the very wet seasons.
- 1153 Scott Feliciano: But let me put my eyes on that area myself, because the next time we do a
1154 fertilization application, we can just fertilize that area. But again, you want to do
1155 it before you get rain in.
- 1156 Supervisor Kramer: But again, my concern is without amending the soil, fertilization's good for a
1157 quick shot, but it's not going to sustain growth of that grass, right?
- 1158 Scott Feliciano: Even amending the soil there, you don't have consistent irrigation coverage
1159 there.
- 1160 Supervisor Kramer: Right.
- 1161 Scott Feliciano: So even amending the soil there, it's really not going to help. You're just going
1162 to... Again, just putting Bahia, it's going to look good certain times of the year,
1163 and then, like right now, it's going to look-
- 1164 Supervisor Kramer: No, you go to Waterside, where it used to be Bahia. It doesn't even look good
1165 during the rainy season. So, what I would like you to do, unless the Board
1166 decides otherwise, is go out and really study those areas and see what we truly
1167 need instead of throwing good money after bad, and see if you can make those
1168 areas be able to sustain Bahia. And if it can't, let's look at something else that's
1169 more natural in that sand pine soil, or what do we have to do to bring it up?

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- 1170 Supervisor Berube: We have no irrigation anywhere near there?
- 1171 Supervisor Kramer: No.
- 1172 Scott Feliciano: None, Pete? No irrigation anywhere.
- 1173 Pete Betancourt : That's the one beside three whatever-
- 1174 Supervisor Kramer: Yes. It's the one that you and Brett worked on behind the resident's home,
1175 between his home and the pond.
- 1176 Pete Betancourt : Yes.
- 1177 District Manager Montagna: Has it been capped off?
- 1178 Pete Betancourt : There is. There's irrigation because it has to water the curb to sidewalk
1179 easement part of it.
- 1180 Supervisor Leet: We don't own that.
- 1181 Supervisor Kramer: Right, for that very tip, but nothing back behind those other homes.
- 1182 Jun Pete Betancourt : No. Only where there's an easement are you going to have water, right. You
1183 don't have-
- 1184 Supervisor Kramer: So, we just don't have any around that home.
- 1185 Supervisor Leet: It's not CDD owned.
- 1186 Supervisor Berube: South Lakes HOA owns the irrigation anyway.
- 1187 Supervisor Leet: Right. It's South Lake's or-
- 1188 Pete Betancourt : Yeah, that's the problem.
- 1189 Supervisor Kramer: The roads and the right of ways are all South Lake. They're all owned by-
- 1190 Supervisor Leet: Or East Lake. Yeah. Lakes HO... Yeah.
- 1191 Supervisor Kramer: ... the HOA, not by us.
- 1192 Supervisor Leet: Yes.
- 1193 Supervisor Berube: This is-
- 1194 Supervisor Kramer: We don't control that irrigation.

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- 1195 Supervisor Berube: ... 1200 square feet. That's 100 by 120, right? Yeah, 1200.
- 1196 Pete Betancourt: No.
- 1197 Supervisor Kramer: 12 by 100.
- 1198 Supervisor Berube: Yeah. 20 by 60.
- 1199 Supervisor Leet: And then [inaudible].
- 1200 Supervisor Berube: ... live there?
- 1201 Supervisor Kramer: That's why I would like to have them look at it and give...
- 1202 Supervisor Berube: Plant some trees and put some pine needles underneath.
- 1203 Scott Feliciano: I put notes on it here, so we'll look at it. Yeah, it might be where we suggest,
1204 "Okay, let's put some cypress trees there or something, maybe put some pine
1205 trees." Well, I don't really want to do any pine trees there, but maybe put some
1206 cypress trees there, and then you do water bags and then then you do mulch of
1207 the pond area. Yes, something like that.
- 1208 Supervisor Kramer: So, if you guys will look at that, because the grass is growing in those sandy
1209 areas.
- 1210 Supervisor Berube: And what's going to happen, we start throwing grass at that, we're going to
1211 throw grass at it, throw grass at it, probably better to make the investment in
1212 trees and some sort of bedding and be done with it.
- 1213 Supervisor Leet: To be completely clear, it is the east side? So, it's...
- 1214 Pete Betancourt : West side is what you're talking about.
- 1215 Supervisor Leet: West side. So, it is this lot. So, we own-
- 1216 Supervisor Kramer: It's between Five Oaks and Atwood. It's not what you have highlighted now.
- 1217 Supervisor Leet: Right? That's CDD lights, this one here. Okay.
- 1218 Supervisor Kramer: It's that one. Right. It's right there.
- 1219 Supervisor Leet: Now, we don't have any of our irrigation on this parcel that we own to the south
1220 and west of that, do we? That's CDD property.
- 1221 Supervisor Kramer: That is CDD. That's on Five Oaks?
- 1222 Supervisor Leet: Yes. And the berm, so I don't know if-

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- 1223 Supervisor Kramer: Right. We have it on the berm and in that area, but we don't have anything
1224 coming down, buffering up to Atwood.
- 1225 Supervisor Leet: Yeah
- 1226 Supervisor Berube: Yeah, pulling irrigation from over there to where we're talking would be-
- 1227 Supervisor Kramer: Would be major.
- 1228 Supervisor Leet: Right. Okay.
- 1229 Supervisor Kramer: So, let's come up with a unique, Florida-sensitive landscape.
- 1230 Supervisor Berube: Some sort of plantings.
- 1231 Supervisor Kramer: All right.
- 1232 David Hamstra : Concrete.
- 1233 Supervisor Kramer: Next item on the agenda is the Servello proposal for Buck Lane Park. This would
1234 be restoring it back to its former glory for \$12,016.19.
- 1235 Supervisor Berube: I'm wondering why we have \$2,775 for irrigation.
- 1236 Supervisor Kramer: Not sure.
- 1237 Supervisor Leet: Not to exceed. What do we think is needed there?
- 1238 Supervisor Berube: That's a lot of spending on irrigation for an area that's already irrigated.
- 1239 Scott Feliciano: Right, but the irrigation, that dollar amount, is a not to exceed amount. So, what
1240 we're saying is it may not be \$2,700 for that. It could be \$1,000 for that, but-
- 1241 ??: But why is... Isn't there irrigation there now?
- 1242 Supervisor Kramer: Yes.
- 1243 Scott Feliciano: There should be irrigation there now, but once you do demo and everything,
1244 you got to tear up everything as well too. And plus, I'm not sure this... Is this... Is
1245 it going to place some shrubs back in the same place and turf back in the same
1246 place? Okay. Well then, irrigation NTE should be dropped down.
- 1247 Supervisor Kramer: Okay.
- 1248 Supervisor Kassel: So, you're going to provide a new proposal for that?
- 1249 Supervisor Leet: Or we can just-

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- 1250 Supervisor Berube: Take off the dollars for irrigation.
- 1251 Scott Feliciano: If you want to do it right now, I can drop the irrigation NTE to... because you're
1252 basically going to see if you have to modify any irrigation heads or anything like
1253 that, so if the Board wishes, I can line... cross that out and put a \$500 NTE on
1254 that.
- 1255 Supervisor Kassel: So, what is that make it?
- 1256 Supervisor Kramer: That would make it about \$9,000.
- 1257 Supervisor Berube: What are you taking the irrigation down to?
- 1258 Supervisor Kassel: \$500.
- 1259 Scott Feliciano: \$500. And also, anything-
- 1260 Supervisor Kramer: \$500.
- 1261 Scott Feliciano: Yeah, \$500.
- 1262 Supervisor Kassel: No, it was what?
- 1263 Scott Feliciano: It was \$2775.
- 1264 Supervisor Kassel: So down to \$2200...
- 1265 Scott Feliciano: Yeah.
- 1266 Supervisor Kassel: ...75.
- 1267 Supervisor Kramer: So, it would be below \$10,000.
- 1268 Supervisor Berube: \$9241.19 plus \$ 500. \$9741.19 is what I come up with.
- 1269 Supervisor Kassel: Say that again?
- 1270 Supervisor Berube: \$9741.19.
- 1271 Supervisor Kassel: \$9741.19?
- 1272 Supervisor Berube: That's quick math, doing the old school way. Now if I got to do it new math, take
1273 an hour. Thank you.
- 1274 Supervisor Kramer: Now this is the little pocket park that's heavily used by the kids, and so we're
1275 going to put ginger plant back and some holly and other plant materials to
1276 restore it to what it was before it was cut way back.

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- 1277 Pete Betancourt : I can change the plants around. Right now, I have some Xanadus for the shaded
1278 areas, because it's a very shady park. That would be the front part of the park. I
1279 got some variegated ginger to separate the plants.
- 1280 Supervisor Kramer: Can you do me a favor?
- 1281 Supervisor Berube: Draw a map.
- 1282 Supervisor Kramer: The same-
- 1283 Supervisor Berube: Picture.
- 1284 Supervisor Kramer: And do the same as the... I'm sorry. I am. We'll bring it up next month.
- 1285 Supervisor Leet: It's difficult to imagine.
- 1286 District Manager Montagna: Can we just say moving forward, all proposals, can we just get a picture?
- 1287 Supervisor Berube: Why couldn't we plant the St. Augustine?
- 1288 Supervisor Kramer: I'm sorry. If you tell me the native plants, I can picture them perfectly, but the
1289 landscape, I'm not.
- 1290 Supervisor Berube: There's two types of St. Augustine listed. I don't understand.
- 1291 Pete Betancourt One was to take out the jasmine that's in the front.
- 1292 Supervisor Kramer: I looked at it today, and the St. Augustine and the jasmine that's there in that
1293 front between the paved area and the street, it's just fine. It looks really nice
1294 for... I guess it's been getting a lot of water lately, unlike other landscaping.
- 1295 Scott Feliciano: Yeah, because when we originally walked it with Brett, it did not look all that
1296 good.
- 1297 Supervisor Kramer: Yeah, it looks really nice right now.
- 1298 Pete Betancourt : We can take it.
- 1299 Supervisor Kramer: So, take a look at it. Adjust. Do me a picture. Okay. So, I'll let you guys work that
1300 out.
- 1301 Scott Feliciano: Yes.
- 1302 Supervisor Kramer: Okay. The next proposal is the Servello irrigation maintenance. It looks like we
1303 have a ACC controller that went down.

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- 1304 Pete Betancourt : The one at Sedges pocket park, that one's totally shot. It went up. The control
1305 board, the...
- 1306 Supervisor Leet: Control panel?
- 1307 Pete Betancourt : The control panel, you can't even see.
- 1308 Supervisor Kramer: It just got hit by lightning or something?
- 1309 Pete Betancourt : Power surge. Lightning. It's out.
- 1310 Supervisor Kramer: Just wiped it out?
- 1311 Pete Betancourt : Yep.
- 1312 Supervisor Kramer: Now, in this, you propose the park itself is going to be \$5,778?
- 1313 Pete Betancourt : No, that's the-
- 1314 Supervisor Leet: That's for the controller, right?
- 1315 Pete Betancourt : Yeah, that's the controller.
- 1316 Supervisor Kramer: Right.
- 1317 Supervisor Leet: And three hours or something to put it in.
- 1318 Pete Betancourt : That's not Sedges. That's not Sedges. Sedges-
- 1319 Supervisor Kramer: This is down here in East Lake?
- 1320 Supervisor Leet: East Lake clock, it says.
- 1321 Pete Betancourt : East Lake clock. Yes.
- 1322 Supervisor Kramer: So that's the East Lake clock. Again, I don't know what I'm doing, but when I
1323 tried to look for a comparable part, and I'm pretty sure it was the same thing
1324 you're specing out here, it was about \$2,600 on Amazon.
- 1325 Supervisor Berube : Yep.
- 1326 Supervisor Kramer: Would it be better for us to buy the parts and avoid the sales tax and
1327 everything, and then have you guys install it?
- 1328 Scott Feliciano: You can do that, but are you going to get the warranty that you're going to get
1329 that we're giving to you as well? A lot of our clocks go well over a year with the
1330 warranty on them, and with some of our vendors, they've been very generous,

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1331 even when it's not in their control, say such things as lighting strike, to say,
1332 "Okay, Scott Feliciano, we're just going to go ahead and give you a clock this
1333 time on it." So again, you can buy it off Amazon, but...

1334 Supervisor Kramer: Right, but it's over twice as much, is my question.

1335 Supervisor Kassel: If it went, we could buy another one, and we'd still be saving-

1336 Supervisor Kramer: Right.

1337 Pete Betancourt : East Lakes here has a two-wire system, so you have to buy a two wire clock.

1338 Supervisor Kramer: Yeah, and that's what I was looking at. Supervisor Berube, do you have
1339 something?

1340 Supervisor Berube: I'm sorting through them. Yeah. The markup on all of these proposals, and I
1341 brought this up six months ago, is pretty strong. Very strong. You're correct.

1342 Supervisor Kramer: And I see the reason for smaller parts that you have to go out and buy, and
1343 maybe they need a significant markup, but something like this, that's over twice
1344 as much, plus. That's a markup that really hurts.

1345 Scott Feliciano: Right. And well, honestly, Supervisor Kramer, let me look at it, get involved. I
1346 was not part of that proposal. I know Pete does not typically put together the
1347 irrigation proposals that comes from the irrigation manager himself, so you will
1348 have the parts that's listed, then you have the labor with it. Sometimes on
1349 certain parts, we include labor with parts. So if you see

1350 Supervisor Kramer: But this has labor extra for another-

1351 Scott Feliciano: I don't know what the labor on that-

1352 Supervisor Kramer: It's three hours of labor, \$195. I'm not worried about the labor so much as that
1353 markup on the part.

1354 Scott Feliciano: So, you got to reprogram all the decoders, so that's separate from the clock. So,
1355 the clock labor would be included, and that price then... The labor is for
1356 something else, because you got to reprogram all the decoders with it.

1357 Supervisor Kramer: Okay, because this says three hours of labor to install.

1358 Scott Feliciano: That's why I'm asking him. does it include something else? Typically, we include
1359 our labor with the clock installation, but if he's got to go back and reprogram all
1360 the decoders, then you have additional labor with that.

1361 Supervisor Leet: Yeah. And it says labor, not installation, for the three hours, so that matches up
1362 to what he's saying.

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- 1363 Supervisor Kramer: Okay. I thought it said three hours of labor to install.
- 1364 Supervisor Leet: It says three hours of labor.
- 1365 Supervisor Leet: Makes sense, but hearing it explained that way, I guess the labor's built into that
1366 markup we have on the part.
- 1367 Supervisor Kramer: Well, if you want to look at that... Now I don't want to hold this up, because
1368 evidently something's not getting water. Is that right?
- 1369 Scott Feliciano: Mm-hmm. Can we manually water that until-
- 1370 Supervisor Berube: I was going to ask, can you turn it on manual?
- 1371 Scott Feliciano: The valves.
- 1372 Pete Betancourt : I know where one is. I would have to locate the other one. There should be at
1373 least three.
- 1374 Scott Feliciano: They should be right in the area, so easy to locate.
- 1375 Supervisor Kramer: So, you guys can do that and keep it watered?
- 1376 Scott Feliciano: Yes, and I'll get the irrigation manager and send that back over to Brett or
1377 whoever as soon as possible so you guys can approve it.

1378

1379 **Discussion of Blazing Star Park Landscape Proposal**

- 1380 Supervisor Kramer: And there's one other thing that I'd like to bring forward from Old Business
1381 while Servello's here, if you can... and that's the Blazing Star landscape proposal.
1382 We approved that last meeting, and I voted in favor of it based on the fact that
1383 it was conveyed that it looked really bad and the kids had really trampled it
1384 down and everything. I left here, the next day and looked at that Blazing Star
1385 park, and I don't know what you guys did, but you were miracle workers,
1386 because it's beautiful right now.
- 1387 Pete Betancourt : Irrigation.
- 1388 District Manager Montagna: You approved that. We put it on hold to bring it back.
- 1389 Supervisor Kramer: Right, because the park looks really, really nice, and I can't see-
- 1390 Supervisor Berube: Look what you did. Cut your own throat.
- 1391 District Manager Montagna: Did you not...

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- 1392 Supervisor Kramer: Now, there was...
- 1393 Scott Feliciano: I think we did put on hold, but what we did was I know we got the irrigation up
1394 and going there, and then we also had a fertilization team out here as well since
1395 that last meeting. So, it's probably a combination.
- 1396 Supervisor Kramer: Well, this was two days after the meeting, so I don't know what magic-
- 1397 Scott Feliciano: miracles.
- 1398 Supervisor Kramer: ... but I went there. The Podocarpus hedge was looking good and so tall,
1399 blocking the view of the playground from a lot of... It looked... I couldn't
1400 imagine where all those plants were going to go. That there just isn't spots for
1401 them.
- 1402 Supervisor Leet: It's the picture you know.
- 1403 Supervisor Kramer: At this point in time,... and I... did you have a chance to go down there and look?
- 1404 Supervisor Leet: Well, I was just saying, that bolsters, if possible, give us a picture... makes us feel
1405 a lot better about going through these and feeling confident.
- 1406 Supervisor Kramer: Because when this came up, we were all going, "Well, where did this come
1407 from?" "We don't even know what it's about." "Why is it coming here?"
- 1408 Supervisor Kassel: I think it came from Brett. Didn't it?
- 1409 Pete Betancourt: It was on one of the site audits.
- 1410 Supervisor Kramer: Okay. It's looking gorgeous. Thank you for doing that for nothing and making it
1411 look gorgeous. And at this point I would move that we withdraw the approval
1412 for Blazing Star Landscape proposal that was approved at the last meeting.
- 1413 Supervisor Berube: Second it.
- 1414 Supervisor Kramer: Have a motion and second to withdraw. Any discussion? Hearing none I'll call for
1415 a vote. All in favor.
- 1416 Supervisor Berube: Aye.
- 1417 Supervisor Kassel: Aye.
- 1418 Supervisor Leet: Aye
- 1419 Supervisor Kramer: All opposed? Hearing none motion passes unanimously.
1420

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1422
1423
1424

On MOTION by Spv. Kramer, SECOND by Spv. Berube, with all in favor, the Board approved withdrawing the approval for the Blazing Star Landscape proposal that was approved at the last meeting.

- 1425 Supervisor Berube: Maybe something could happen to the Buck Lane Park.
- 1426 Pete Betancourt: I can waive my wand..
- 1427 Supervisor Kramer: Or maybe a group of us crazy volunteers like it's been suggested could just get
1428 out there like fairies in the night.
- 1429 Supervisor Berube: Like in Frozen.

1430
1431

FOURTH ORDER OF BUSINESS

Consent Agenda

- 1432 Supervisor Kramer: Next item on the agenda is the Consent Agenda. We have the approval of the
1433 April 28th, 2022 meeting minutes.
- 1434 District Manager Montagna: We did receive corrections, and revisions from Supervisor Kassel. Those
1435 have been made.
- 1436 Supervisor Kassel: So, if anyone else has revisions, I'm happy to take them.
- 1437 Supervisor Kramer: I was actually going to ask that that please be tabled.
- 1438 Supervisor Kassel: Okay.
- 1439 Supervisor Kramer: Until the next meeting. I did not get those before they were posted. There are a
1440 lot of errors in them that I've noticed. And I have not been able to do my usual
1441 in-depth review, listening to the tape and going over it. In the few things I was
1442 able to, I found a mistake on the second it was seconded by Supervisor Leet
1443 instead of Supervisor Berube. I apologize. I'm a fanatic for correct minutes,
1444 especially since we're now providing near-verbatim. If the Board would agree to
1445 table that to the next meeting and we'll address it then.
- 1446 Supervisor Kassel: Do I need to move to table?
- 1447 Supervisor Kramer: Yes.
- 1448 Supervisor Leet: Of just this, the minutes.
- 1449 Supervisor Kramer: Just this the minutes. Okay. Are you moving?
- 1450 Supervisor Kassel: Yes.

1451 Supervisor Kramer: I have a motion from Supervisor Kassel to table the minutes to next meeting.
1452 Was there a second?

1453 Supervisor Leet: I'll second.

1454 Supervisor Kramer: I have a motion and a second. All in favor.

1455 Supervisor Berube: Aye.

1456 Supervisor Leet: Aye.

1457 Supervisor Kassel: Aye.

1458 Supervisor Kramer: Aye. All opposed. Hearing none, passes unanimously.

1459

1460 On MOTION by Spv. Kassel, SECOND by Spv. Leet, with
1461 all in favor, the minutes from the April 28, 2022 were
1462 tabled to the next meeting.

1463 Supervisor Kramer: The Consent Agenda now includes the Financial Statements for April of 2022,
1464 and the approval of the 265 invoices and check registry. I do have one comment
1465 on that. Tim, are you with us?

1466 District Manager Montagna: Which part? Invoices-

1467 District Counsel Qualls: Yes ma'am.

1468 Supervisor Kramer: Okay. The invoices. We have your invoice for your flat fee to approve, not just to
1469 ratify, but to actually approve, but we don't have any breakdown and you were
1470 going to get us that.

1471 District Counsel Qualls: I'm sorry ma'am. I thought you were done.

1472 Supervisor Kramer: Okay. This time I'm going to let it go through, but next time we really do need it.
1473 It doesn't have e refined, but it really needs to be just a general summary of
1474 what you did over that month. I'll put you on notice to please do that or we're
1475 going to end up holding those.

1476 District Counsel Qualls: Yes ma'am. May I comment briefly?

1477 Supervisor Kramer: Certainly.

1478 District Counsel Qualls: Would it be okay, because I cannot do that with my billing software. Would it be
1479 okay if we just include a attachment in our general counsel report?

- 1480 Supervisor Kramer: I appreciate it coming, because I think it needs to go with the bill. You don't
1481 have to use your billing software, but just add a second page to the bill.
- 1482 District Counsel Qualls: Okay. No problem.
- 1483 Supervisor Kramer: That would be wonderful. And the other, just comment, we need a description
1484 of the credit card purchases like we previously got. And so, instead of just giving
1485 us this charge to Amazon, this charge is... We need to know what actually was
1486 purchased.
- 1487 District Manager Montagna: Why did it stop?
- 1488 Supervisor Kramer: I don't know. It just didn't show up in this.
- 1489 ??: I feel like because we have a new credit card.
- 1490 Supervisor Kassel: Oh, because you went back to a bank card and you have your bank... or your...
1491 It's okay. I know why, but get them to... Yeah.
- 1492 Supervisor Kramer: I would entertain a motion to approve the financial statements for April 2022
1493 and...
- 1494 Supervisor Kassel: Invoice approval and check registries. Check on the summary. Check on the
1495 summary.
- 1496 Supervisor Kramer: Number 265. I'll make that motion. Do I have a second?
- 1497 Supervisor Kassel: Second.
- 1498 Supervisor Kramer: I have a motion and a second to approve. All in favor?
- 1499 Supervisor Leet: Aye.
- 1500 Supervisor Berube: Aye.
- 1501 Supervisor Kassel: Aye
- 1502 Supervisor Kramer: Aye. All opposed. Hearing no opposition, motion passes unanimously.
1503
- 1504 On MOTION by Spv. Kramer, SECOND by Spv. Kassel,
1505 with all in favor, the #264 invoices and check register
1506 were approved.
- 1507
- 1508
- 1509

1510 **FIFTH ORDER OF BUSINESS**

Staff Reports

1511 **District Engineer**

1512 Supervisor Kramer: The next item on the agenda is staff reports. District engineer, sir. You're up.
1513 Sorry. We're short on time.

1514 District Engineer Hamstra: Garden Road. Last board meeting you guys postponed re-advertising for
1515 bids. Do you want to continue to postpone them for a while?

1516 Supervisor Kramer: Yes.

1517 Supervisor Kassel: Yes. Do we need to vote at all?

1518 Supervisor Kramer: I don't think so.

1519 District Manager Montagna: Garden road postponed.

1520 District Engineer Hamstra: Okay. Same with RV boat and storage. You want to pause on any further
1521 work until you decide whether this may be going or staying put?

1522 Supervisor Kramer: Yes. These are two big, ticket items

1523 District Engineer Hamstra: These are dropping quickly. This is going fast. Neighborhood C-1 and C-
1524 2. The bids will be due on June 23rd. I will be bringing them to you to the June
1525 Board and we'll see what the real costs are for the neighborhood resurfacing.
1526 And again, at that point you can, like you did the landscape, re-advertise it later,
1527 or accept the low bid and move forward. But they'll be ready for presentation at
1528 your June meeting.

1529 Supervisor Leet: And then I do have a question about that. So, at that time, as far as, we already
1530 advertised a complete scope of what all work needed to be done. So, any
1531 reconsideration of that would, again, that would have to be the throw out and
1532 resubmit.

1533 District Engineer Hamstra: Correct.

1534 Supervisor Leet: Okay.

1535 Supervisor Kramer: Were there two items, there were possible add-ons?

1536 District Engineer Hamstra: There was one for the drainage system and one for the ribbon curves.
1537 So, if you'd like not to do those bid alternates, you don't have to.

1538 Supervisor Leet: All right.

1539 Supervisor Kassel: I'm sorry. Just, can you give me a summary of what did we just do with that?

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1540 District Engineer Hamstra: The bids will come in on June 23rd. We will at least present the numbers
1541 as they came in, but then we have to do our background, recommendations,
1542 references, and give you a formal bid award recommendation during your July
1543 meeting. But at least on the June meeting, I can say three firms submitted,
1544 here's a cost range, we can't go down in yet, but at least you'll have an idea. It
1545 became super high. What we expected.

1546 And then you have the bid alternates in there, decide as a Board to make that
1547 part of the project or withdraw for cost saving purposes.

1548 The Estates, I'm ready for the Board's direction to have Tim write a letter, to
1549 Millennium Holding Group. I've reached out three times to Jamie Rodriguez. He
1550 promised he would do the cleanup. I was out there yesterday. It has not been
1551 done yet. I can keep sending emails, but I think it may carry more weight with
1552 your permission, if Tim can do a simple little letter to the contractor saying,
1553 please do X, Y, and Z.

1554 Supervisor Kramer: Did they fix the silt fence?

1555 District Engineer Hamstra: They haven't done anything.

1556 Supervisor Kramer: Nothing?

1557 District Engineer Hamstra: Nothing.

1558 Supervisor Kassel: Letter to who? Letter to...

1559 District Engineer Hamstra: Millennia Holding Group.

1560 Supervisor Kramer: Yeah, they're building two houses out there and they're going to make our
1561 drainage issues even worse.

1562 Supervisor Kassel: Tim to draft a letter? Okay.

1563 District Engineer Hamstra: And I usually give Tim the photographs or send the photographs and the
1564 bullet points. And he puts them in the letter, and I did not push too hard on
1565 Regatta Homes because of his loss last month. But I will start pushing him this
1566 week to get his stuff equally done. He has invaded upon private property and
1567 CDD property with wash offs and erosions.

1568 I got all the remaining. I received all the remaining deliverables from the Atlantic
1569 Pipe Services a couple days ago, there is one area missing. I talked to the
1570 representative. He went out today and we'll get that rectified. Once I go through
1571 that report, I will then be able to present how many pipes that could be
1572 repaired, and give you a ballpark number on repair costs and whatever you
1573 decide you want to move forward with it. And to answer your question

- 1574 Supervisor Kassel. It won't be a detailed set of plans or anything because it's
1575 mostly pipe repairs that can be done with the scope of work or one page.
- 1576 District Manager Montagna: This is for the Estates?
- 1577 District Engineer Hamstra: The Estates only. House Bill 53, as you're aware, there's a June 30th
1578 deadline that I could prepare a 20 year stormwater needs analysis and give it to
1579 Osceola County. They then have 30 days in which to package theirs, Saint Cloud
1580 and the other CDDs to give it to the state by July 31st. So, I included a proposal
1581 for it not to exceed of \$6,500 to pull together and submit a 20-year stormwater
1582 needs analysis to Osceola County by June 30th.
- 1583 Supervisor Kramer: Okay. And will this \$6,500 not to exceed be as a part of your previous amount
1584 that we upped or is this in addition to that amount?
- 1585 District Engineer Hamstra: I thought we were going to track it separately, but you can make it.
- 1586 Supervisor Kassel: They did ask to track it separately.
- 1587 Supervisor Kramer: Right? I wouldn't track it separately, but I mean, do we have enough in your
1588 continuing amount now that would encompass this or will this be additional
1589 monies that we should set aside right now?
- 1590 District Engineer Hamstra: I prefer additional, I mean, I may be able to take out what I got as a
1591 balance, but then if you guys get busy again in next couple months I need to be,
1592 I may be back over change order then. So, however we want proceed.
- 1593 Supervisor Kramer: Okay. All right. So, we have a proposal from David Hamstra our District Engineer
1594 for a not to exceed of \$6,500, to put together the unfunded mandate report of
1595 House Bill 53, that the legislature passed last year. You're welcome. But it is a
1596 necessary and important report for us to keep on top of what is being done to
1597 protect our surface water bodies in the State of Florida. So, I would entertain a
1598 motion to approve that amount.
- 1599 Supervisor Kassel: So moved. [crosstalk] Sorry, what were you saying?
- 1600 District Engineer Hamstra: Well, this particular program is more geared towards the gross
1601 deficiency of maintaining infrastructure. So hopefully out of this will be grants or
1602 funding by the government to keep up with their aging infrastructure.
- 1603 Supervisor Kramer: Okay. So, we might get money back.
- 1604 Supervisor Leet: It might trickle all the way down this time.
- 1605 Supervisor Kramer: I'm hoping.
- 1606 Supervisor Leet: Another unfunded mandate.

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1607 Supervisor Kramer: Okay. I have a motion to approve the not to exceed \$6,500. Do I have a second?

1608 Supervisor Leet: Who moved?

1609 Supervisor Kassel: I did.

1610 Supervisor Leet: Oh, okay. I'll second. Sorry.

1611 Supervisor Kramer: I have a motion and a second. All in favor.

1612 Juniper Representative: Aye.

1613 Supervisor Leet: Aye.

1614 Supervisor Kassel: Aye.

1615 Supervisor Berube: Aye.

1616 Supervisor Kramer: All opposed, hearing none. Passed unanimously.

1617

1618 On MOTION by Spv. Kassel, SECOND by Spv. Leet, with
1619 all in favor, a not-to-exceed amount of \$6,500.00 for
1620 Pegasus to produce the State of Florida required
1621 stormwater needs analysis was approved.

1622 District Engineer Hamstra: Everything else I have here can wait to the next meeting because I know
1623 you guys have a lot more to cover.

1624 Supervisor Kramer: Thank you.

1625 District Manager Montagna: Thank you.

1626 Supervisor Kramer: Oh, I do have one question for you before you go. Last month, you mentioned
1627 that you were going to do a stormwater management system inspection before
1628 hurricane season, since hurricane season is upon us, has that been done yet?

1629 District Engineer Hamstra: You'll see me this weekend in the vest.

1630 Supervisor Kramer: Wonderful, it will be nice to see you. Everyone look out for Mr. Hamstra.

1631 District Engineer Hamstra: So, don't shoot at me or anything.

1632 Supervisor Berube: Isn't this is a long weekend?

1633 Supervisor Kramer: That's why he's going to be out.

1634

1635 Supervisor Kramer: But it's important to do that in order that we know that the storm water's going
1636 to flow to the proper places during a hurricane event. If we have a clogged
1637 pipe, we need to take care of it before the hurricane season starts. All right.
1638 That finishes the District Engineer's report. District Counsel's report.

1639 **District Counsel's Report**

1640 District Counsel Qualls: Oh, good evening. Madam Chair and Supervisors. We've submitted our written
1641 report and would be happy to take any questions in the interest of time.

1642 Supervisor Kramer: Okay, great. Do the Supervisors have any questions for Counsel? Okay. The only
1643 question I have is-so the deeds that are in the agenda package, Tim, are those
1644 from your office?

1645 District Counsel Qualls: Yes. Ma'am. Those are the records we were able to compile. In addition to that,
1646 we've been working with your manager who has sent several, but their search is
1647 ongoing. In addition to that, also have made contact with the preparers of the
1648 deeds. And spoke with Stuart Buchanan, an attorney in Winter Park who was
1649 referred to me about the issue in general. But yes, ma'am those are the ones we
1650 tracked down in our records.

1651 Supervisor Kramer: Okay. And I noticed there weren't any prior to 2015, the bulk were not before
1652 2015, is there somewhere else? Your firm's been with us for a long time, but I
1653 know you may not have come on until later. Is there anywhere else in your
1654 records you might find those?

1655 District Counsel Qualls: No, I believe that what happened in, around that time was a major server slash
1656 computer update. And so, I believe this exhausts, we transitioned from paper
1657 records to electronic quite some time ago. And so, this, these are the records
1658 that we could track down.

1659 Supervisor Kramer: Okay. So, we haven't found the box of deeds, right?

1660 District Counsel Qualls: No, no. We would not have kept the box of deeds. No ma'am.

1661 Supervisor Kramer: Okay. All right. So, we will continue moving forward with that. Any other
1662 questions?

1663 District Counsel Qualls: Yeah. We made a lot of good progress this month and we'll have for you guys a
1664 complete list. Once we get everything compiled, which will show you
1665 everything, in talking with Stewart, he said the real focus should be on what the
1666 District would have conveyed to, not what the District received as much as what
1667 would've been conveyed as far as any sort of liability concerns. And we only
1668 found evidence of that happening one time, of conveyance to the City of
1669 Kissimmee, but we're working on that. We're making a lot of good progress and

- 1670 we hope as soon as we get everything from the manager, we'll crosscheck that
1671 with the official records and we should have a nice tidy way for you guys to
1672 track all of those moving into the future.
- 1673 Supervisor Kramer: Okay, we'll keep on that. Thank you, Tim. Field Manager's Report.
- 1674 **Field Manager's Report**
- 1675 District Manager Montagna: I know Brett's not here. Vincent is here. Are there any questions
1676 regarding the Field Manager's Report? I did put Servello's responses in front of
1677 you.
- 1678 Supervisor Kramer: I don't, we're just going to continue to keep on them to...
- 1679 District Manager Montagna: Correct.
- 1680 Supervisor Kramer: Okay. Any other comments on that Field Manager's Report? As far as I think it's
1681 mostly-
- 1682 Supervisor Kassel It's mostly Servello.
- 1683 Supervisor Kramer: Okay. Next item on the agenda is consideration of the purchase of a new
1684 Polaris. This is in your package, the... It's being purchased through Polaris's
1685 government office. I presume we get it directly from them.
- 1686 Supervisor Berube: Yes.
- 1687 Supervisor Kramer: Instead of going through a dealer here in the area.
- 1688 Supervisor Berube: These are sold only to government and commercial. So, you can take it to a local
1689 dealer for service, but you have to buy it through Polaris, government and
1690 commercial.
- 1691 Supervisor Kramer: Okay.
- 1692 Supervisor Berube: And they figure a discount on that. If you look at it it's tied to the Sourcewell,
1693 national purchasing contract about 4%, I think.
- 1694 Supervisor Kramer: Okay.
- 1695 Supervisor Berube: This is exactly the way we bought the last one.
- 1696 Supervisor Leet: And am I correct that the electric version that had this capability had a very long
1697 lead time?
- 1698 Supervisor Berube: No, this is the only one.

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- 1699 Supervisor Kramer: Yeah, well, no, it does. There is a Polaris that's coming out that has a 2,500-
1700 pound towing capacity, but unfortunately.
- 1701 Supervisor Kassel: It's an Electric.
- 1702 Supervisor Kramer: It's electric and I really want it. I really do not want to add a diesel to our, back
1703 to our fleet. I really don't. The problem is that's not going to be available until at
1704 least the end of the year. And, unfortunately, we can't even limp through
1705 because we are replacing, what is that the one that got...
- 1706 Supervisor Berube: No, this is, oh wait, this is, yeah, this is replacing something that's either
1707 damaged or broken.
- 1708 District Manager Montagna: Yeah. Or stolen.
- 1709 Supervisor Berube: Or stolen. This is basically going to replace the stolen one because it had the
1710 highest towing capacity.
- 1711 Supervisor Kramer: Okay. So, for you that may not be aware, we had somebody who was at fault
1712 and crashed into one of our utility vehicles and we had another utility vehicle
1713 actually stolen out of the storage shed back by the field services trailer. So, we
1714 are having to replace both of those. We will get some insurance reimbursement.
1715 We don't know exactly what it is right now. Luckily, we had set aside \$30,000 in
1716 this year's budget, which will pay for this vehicle as well as another one that
1717 we've already ordered, but we're waiting for delivery on.
- 1718 Supervisor Leet: And that smaller one's electric, right?
- 1719 Supervisor Kramer: Yes. Hopefully all the rest that we replace will be electric
- 1720 Supervisor Kassel: The reason for this diesel vehicle is because it needs to be able to tow a large
1721 water tank for the purposes of power washing sidewalks. So, you need a vehicle
1722 that can tow 2,500 pounds. Otherwise, they're going to be having to go back
1723 and forth to empty and refill all the time. Right. So...
- 1724 Supervisor Kramer: Yeah, the water weighs about 1600 pounds, got the stats on the trailer and the
1725 pressure washer, which we also need to replace. And that's another about 400.
1726 So, we're right on the edge of 2000, but we don't want to tax a piece of
1727 equipment like that. So that next higher is the 2,500. So, what would the Board
1728 like to do?
- 1729 Supervisor Berube: Move to approve the purchase of the Polaris at the 2000 full size diesel at the
1730 price, not to exceed \$17,396.15.
- 1731 Supervisor Leet: Seconded.

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1732 Supervisor Kramer: Have a motion and a second. Any further discussion? Hearing none. I'll call the
1733 question all in favor.

1734 Supervisor Leet: Aye.

1735 Supervisor Kassel: Aye.

1736 Supervisor Berube: Aye.

1737 Supervisor Kramer: Aye. All opposed, hearing no opposition motion passes unanimously.

1738

1739 On MOTION by Spv. Berube, SECOND by Spv. Leet,
1740 with all in favor, the Board approved the purchase of the
1741 Polaris at the 2000 full size diesel at a price not to exceed
1742 \$17,396.15.

1743 Supervisor Kramer: What type of delivery date are we looking at?

1744 Supervisor Berube: They said if you look at it says 240 days. The last time they told us 180 and it
1745 showed up in about 60. Once they get an order that tends to change things.

1746 Supervisor Kramer: I hope that does because we do need it. So, thank you. The next item on the
1747 agenda-

1748 Supervisor Leet: Sorry, real quick. So, if that does stretch out across many months, not being
1749 delivered, I mean, I assume we, once we do this, we will spend the money we'll
1750 be paid and it'll just get here when it gets here or do we have any kind of
1751 recourse if it?

1752 Supervisor Berube: We pay for it on delivery. It's a net 30.

1753 Supervisor Leet: Okay.

1754 Supervisor Kramer: Okay. So, we pay for it on the delivery. So, if something happens in the interim
1755 and the new electric comes out-

1756 Supervisor Berube: Change the order.

1757 Supervisor Kramer: -Before we get it, we can change, put that in the notes.

1758 Supervisor Leet: Knock on wood.

1759 Supervisor Kramer: Because I would love to have all, I mean that, just the maintenance costs.

1760 Supervisor Leet: Of course.

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1761 Supervisor Kramer: So, it's huge savings, besides the environmental plus. Next item on the agenda is
1762 consideration of pressure washing proposals. We have four different structures
1763 with metal roofs that are molded and in definite need of cleaning. Some of
1764 these were cleaned not too long ago. So, I was disappointed to see this back
1765 before us. We have three different bids, according to our purchase policy.
1766 Extreme H2O at \$3,700, possibly less, if the lift rental is less. Martz pressure
1767 washing for \$1,196.00 and they provide a one year no mold warranty, as well as
1768 they will make sure that all the plants are covered so, we don't incur any
1769 damage. The third is Pressure Washing Total Cleaner for \$1662.50. I have my
1770 preference, but if a Board member would like to make a motion as to...

1771 Supervisor Berube: Move to approve for Martz at \$1196.

1772 Supervisor Kramer: Okay. I have a motion to approve Martz at \$1196.

1773 Supervisor Kassel: Second.

1774 Supervisor Kramer: I have a second. Any discussion? Hearing none. I'll call the question, all in favor.

1775 Supervisor Berube: Aye.

1776 Supervisor Leet: Aye.

1777 Supervisor Kassel: Aye

1778 Supervisor Kramer: Aye. All opposed. Pass unanimously.

1779

1780 On MOTION by Spv. Berube, SECOND by Spv. Kassel,
1781 with all in favor, the Board approved the Martz
1782 Proposal at \$1,196.00.

1783 Supervisor Berube: Was that your choice?

1784 Supervisor Kramer: Yes.

1785 Supervisor Berube: Because of the one-year warranty?

1786 Supervisor Kramer: Yes.

1787 ??: Yeah. And the plant coverage.

1788 Supervisor Leet: All terms. Yeah. That's great.

1789 Supervisor Berube: I think they'll all do that. But the one-year warranty is strong.

1790 Supervisor Kramer: Yeah. Well, nobody else mentioned it. It's got to promise to this.

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- 1791 Supervisor Leet: Make sure we check in 11 months.
- 1792 Supervisor Kramer: That's right.
- 1793 Supervisor Berube: And 29 days,
- 1794 Supervisor Kassel: Vincent.
- 1795 Supervisor Kramer: Put it on your calendar to recheck.
- 1796 Supervisor Berube: Go ahead.
- 1797 Supervisor Kramer: All right. The next item on the agenda. Well, I'm sorry. Vincent.
- 1798 Field Manager Morrell: Yes.
- 1799 Supervisor Kramer: Field Service manager. Is there anything else that you need to be handled that's
1800 not listed on the agenda tonight?
- 1801 District Manager Montagna: Is there a pressure washer proposal?
- 1802 Field Manager Morrell: Pressure washer proposal.
- 1803 Supervisor Kramer: Which is in front of...
- 1804 Field Manager Morrell: No, that was pressure washing.
- 1805 Supervisor Kassel: That was, we just did it, pressure washing.
- 1806 Supervisor Leet: The machine.
- 1807 Supervisor Kramer: Our pressure washer machine.
- 1808 District Manager Montagna: Equipment died.
- 1809 Field Manager Morrell: Pressure, water trailer.
- 1810 Supervisor Berube: Huh?
- 1811 Supervisor Leet: It's not that old. Is it?
- 1812 Supervisor Berube: Three years.
- 1813 Supervisor Kramer: Oh, it was in your backyard all the time. It died constantly, right?
- 1814 Supervisor Berube: Yeah. It was all detail stuff. Water leaks, broken wire, heater, [crosstalk]

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- 1815 District Manager Montagna: \$5,499. There's a few. If you look in here, there's three different ones. If
1816 you want to look at that and pass it around, see what you would like to do. It's a
1817 whole set up with the trailer.
- 1818 Supervisor Berube: Yeah, I understand that. The first problem is no heat. If you want to go with this
1819 one.
- 1820 Supervisor Kramer: Wasn't the heating a nightmare on the other one?
- 1821 Supervisor Berube: Say again?
- 1822 Supervisor Kramer: Wasn't the heating unit...
- 1823 Supervisor Berube: It's the heating unit that's always a problem, but it's details with it. The little
1824 filter, the screening, the wires break, oil pump, you gotta clean the exhaust.
1825 That's really what happens. So, there's the exhaust gets full of carbon from the
1826 diesel fuel and clogs up and won't fire anymore. That's what happens to it.
- 1827 Supervisor Leet: Is it, is that the problem? Won't heat. Won't fire.
- 1828 Field Manager Morrell: Well, actually this first wash is already dripping gas. So, we replaced the little
1829 vacuum seal. Yeah. So, actually it is a little pipe, like a vacuum pipe. So, we
1830 replace it. But it's still dripping. So, the start switch is not working. Additional
1831 amount. The pressure engine is not working. It's done.
- 1832 District Manager Montagna: Is there a reason? Do we, are we requiring the heat mechanism?
- 1833 Supervisor Kassel: Yeah. That's what makes it-
- 1834 Supervisor Berube: If you want to clean the sidewalk, you need heat. It's done with hot water.
- 1835 Supervisor Kassel: I mean, we do it in Celebration. We have heat versus non heat.
- 1836 Field Manager Morrell: And, actually, my is working in my last community, we never use heat for-
- 1837 Supervisor Berube: Don't misunderstand. You can clean with cold water without a doubt. Hot water
1838 makes it much more effective and efficient. It goes faster.
- 1839 District Manager Montagna: Of course, it does. But I'm saying there, I don't know if that's [inaudible]
- 1840 Supervisor Berube: Well,
- 1841 District Manager Montagna: But, it's got to be done more frequently though.
- 1842 Supervisor Berube: When you look at the cost of adding in heat and the maintenance of adding in
1843 heat, right? You don't gain that much by having heat. It's a little bit of a gain, but
1844 you're talking, you're going from \$5999 for a cold one...

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- 1845 District Manager Montagna: \$10,000 with heat.
- 1846 Supervisor Berube: To \$9,400. By the way, this \$9,400. This is virtually the same one we have now.
- 1847 Supervisor Kramer: I don't know that I've heard good things about it. Now have we tried to repair
1848 the one we have or are we still waiting to see if it can be repaired?
- 1849 Field Manager Morrell: I wait for, to receive from a price? Is the, this is working the pressure washer
1850 company, but he has people that he can repair the pressure washer, but I'm still
1851 waiting because the family of him pass away.
- 1852 Supervisor Kramer: Okay. Does anybody know of a pressure washer repair?
- 1853 Supervisor Berube: No, there are none. It was me.
- 1854 Supervisor Kramer: Since you're now in a home that's not restricted on what you can do in the
1855 garage.
- 1856 Supervisor Berube: I was never restricted on what I can do in my garage. The thing is fixable. It's
1857 absolutely, positively fixable. I fixed it a thousand times. Cause it's always
1858 broken.
- 1859 Supervisor Kramer: Well, that's the problem. Maybe...
- 1860 Supervisor Berube: But if you buy this one, so pressure washers inherently in commercial service
1861 are always broken. These things fail. The heater is a problem on this.
- 1862 Supervisor Kramer: How often do we use this pressure washer?
- 1863 Supervisor Berube: You probably could use it every day if he's got the manpower.
- 1864 Supervisor Kramer: Okay. So, it's not a situation where we could rent it and let the rental company
1865 maintain it?
- 1866 Supervisor Berube: No. Well, it's got an hour meter on it. How many hours has it got on it? Brett
1867 Perez: 2,500 or something?
- 1868 Field Manager Morell: I think, something like that.
- 1869 Supervisor Berube: For the commercial use that we have this thing under, I would buy another one
1870 of these with the hot water and deal with it. The problem becomes the
1871 maintenance. If you don't have somebody to fix it, you have a problem. They're
1872 fixable. I think you saw how often it was at my house. I mean...
- 1873 Supervisor Kramer: It was in your backyard all the time.

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- 1874 Supervisor Berube: Usually because I had... It would get tested sometimes, cleaned the right way.
1875 Make sure anyway.
- 1876 Supervisor Kassel: Or on the sidewalk.
- 1877 Supervisor Berube: Sidewalk. Yeah, whatever. You've got to make sure it works before you give it
1878 back to them, right? So, your other problem here with the \$5999 one, is it has
1879 less water ... wait a minute, how much water does it hold?
- 1880 Field Manager Morell: Actually, this one is for ... the capacity of the water tank is 150.
- 1881 Supervisor Berube: And the hot water one is 200?
- 1882 Field Manager Morell: 200.
- 1883 Supervisor Berube: Four gallons a minute, 4,000 psi. The \$6,000 one will have virtually the same
1884 performance, slightly less water capability as the \$9,400. It'll be a little bit
1885 slower in cleaning, it might be a little less effective, but you'll spend less money.
- 1886 Supervisor Leet: And on maintenance, presumably, because without the heating-
- 1887 Supervisor Kramer: Well, that's ... you don't have to do the heater.
- 1888 Supervisor Leet: Right. It's still an engine, it's still pressure washing. I'm not saying there's going
1889 to be no maintenance, but less compared to-
- 1890 Supervisor Berube: 90% of the maintenance issues with the hot water pressure washer has to do
1891 with the heat, overall.
- 1892 Supervisor Kramer: I think that's a clincher. Was it this one that you're referring to?
- 1893 Supervisor Berube: No, the next one.
- 1894 Supervisor Leet: The six.
- 1895 Supervisor Berube: \$2000 one.
- 1896 Supervisor Leet: Comparing the two without heat? I mean, that's-
- 1897 Supervisor Berube: I would also-
- 1898 Supervisor Kramer: All right, do we have a motion?
- 1899 Supervisor Berube: Well-
- 1900

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- 1901 Supervisor Kramer: Do we have a motion?
- 1902 Supervisor Berube: No, not yet. I see you going to Lowe's, I'm not sure that Lowe's is the right place
1903 to buy this. Northern Tool and Equipment sells the same brand and they have
1904 the governmental office that maybe will help you with price.
- 1905 Field Manager Morell: Actually, I have researched but I don't see anything like that.
- 1906 Supervisor Berube: They don't have extension for them?
- 1907 ??: No.
- 1908 Supervisor Berube: And they did.
- 1909 Supervisor Kramer: All right, let's do this. Let's approve up to \$6,000.
- 1910 Supervisor Leet: So, we know there's an option, but.
- 1911 District Manager Montagna: We can check again at other places.
- 1912 Supervisor Kramer: But basically, we're shut down for power washing until this gets replaced. And is
1913 that what we're doing?
- 1914 Supervisor Leet: So, I think we're ready to approve.
- 1915 Supervisor Kramer: Do I have a motion?
- 1916 Supervisor Leet: I'll move to approve not to exceed \$6,000 for the purchase of a replacement
1917 pressure washer.
- 1918 Supervisor Kassel: Seconded.
- 1919 Supervisor Kramer: Okay, I have a motion and a second, not to exceed \$6,000 for a good pressure
1920 washer.
- 1921 All in favor?
- 1922 Supervisor Kassel: Aye.
- 1923 Supervisor Berube: Aye.
- 1924 Supervisor Leet: Aye.
- 1925 Supervisor Kramer: Aye. All opposed? Hearing none. Passes unanimously.
1926

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1927
1928
1929
1930

On MOTION by Spv. Leet, SECOND by Spv. Kassel, with all in favor, the Board approved a not to exceed amount of \$6,000.00 for the purchase of a new pressure washer.

- 1931 Supervisor Leet: Thank you.
- 1932 Supervisor Berube: You're welcome.
- 1933 Supervisor Kramer: District Manager you're up.
- 1934 **District Manager**
- 1935 District Manager Montagna: I really don't have anything other than Tim already talked about the
1936 deeds Inframark sent over. Sorry. Also, everybody received the resume from Mr.
1937 Short? Did everybody receive that, I sent out? Okay. You also have 2,146
1938 registered voters as of April.
- 1939 Supervisor Kramer: Do you have to approve that or something? Or is that just a report?
- 1940 District Manager Montagna: Approve the registered voters?
- 1941 Supervisor Kramer: Yeah.
- 1942 District Manager Montagna: No, annually-
- 1943 Supervisor Kramer: They just report to us?
- 1944 District Manager Montagna: We do have to provide that information to you just so you know. And it
1945 comes straight from their office, and we have to provide that. It's informational.
1946 You don't need to do anything with it.
- 1947 Supervisor Kramer: Okay. Right.
- 1948 District Manager Montagna: The other thing is, again, we want to make sure we're ... I sent you all a
1949 whole little nice package when it comes to minutes. I sent you the red line, I
1950 sent you the company that did it, I sent you how many times to go through it,
1951 and if you total up the hours, just for your March minutes, it's well over 36
1952 hours.
- 1953 Supervisor Berube: We should limit our meetings to two hours which is what we originally agreed
1954 to-
- 1955 District Manager Montagna: But when you do that, it does cut it down, but as far as minutes paying-
- 1956 Supervisor Berube: And we won't be paying that extra money to Inframark to go over two hours.

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- 1957 Supervisor Kramer: So, at this point in time, you also provided us with the water bills and utility bills.
- 1958 District Manager Montagna: Yup. You see in Toho-
- 1959 Supervisor Kramer: I was surprised to see the Toho bill was down, even though it was dry. It was
1960 about \$11,000 versus \$16,000 in 2021, \$21,000 in 2020, and 2019, \$16,000- It's
1961 going in the right direction.
- 1962 District Manager Montagna: Right, down.
- 1963 Supervisor Kramer: We may, if budgets are still tight again, irrigation water is a big-ticket item, one
1964 of the things we can seriously save on. And we can save a lot of money there if
1965 we look into potentially using our pond water instead of reclaimed water. So, I'd
1966 still like to put that out there for something for us to look forward to in future
1967 for one of those unique, innovative ideas to seriously cut down our budget.
- 1968 The question, so as was directed by the Board last time, the District Manager
1969 put out the information about a vacant Board seat. We did have one resident
1970 that provided a resume. Board members, have we heard from anyone else on
1971 that issue?
- 1972 Supervisor Kassel: Yes, Mark LeMenager is also interested. Mark LeMenager is a former CDD Board
1973 member and he has a lot of experience in finance as it relates to the CDD. I think
1974 he served the Board well, so he's interested in only serving until the end of the
1975 summer.
- 1976 District Manager Montagna: Until November?
- 1977 Supervisor Kassel: Yeah.
- 1978 Supervisor Berube: At least, I don't have anything for it. I've known Mr. Short for a long time. He
1979 lives right down the street from me, raising a family, I think he'd be a perfect
1980 Board member. He's young, he's got kids, lives in the community, friendly. If you
1981 appoint him, I'm out of here. It's that simple.
- 1982 Supervisor Kassel: The Board maybe should do an interview.
- 1983 Supervisor Kramer: Certainly. Mr. Short, would you like to join us?
- 1984 Mr. Short: Sure.
- 1985 Supervisor Kassel: Just pull up a chair, and there's a microphone right here. Just introduce yourself
1986 and your information.
- 1987 Mr. Short: Just grab a chair up here?
- 1988 Supervisor Kramer: Yes.

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1989	Mr. Short:	All right.
1990 1991	Supervisor Berube:	Give us that info. After two or three hours of watching this, you still want to come up and do this?
1992	Mr. Short:	I don't know. I feel like there's lots to learn from this group, that's for sure.
1993	Supervisor Berube:	There is. Everybody will be helpful, to the extent that we can.
1994	Mr. Short:	I appreciate that.
1995	Supervisor Kramer:	Is anybody on the Board have any questions of Mr. Short?
1996	Supervisor Kassel:	Sure. So, tell us what you know about how the CDD is different from the HOA.
1997 1998 1999 2000	Mr. Short:	From what I understand, the HOA has a lot more to do with the houses and standards and how long has it been since things have been kept up. CDD has to do with governing the land that the CDD is in, and making decisions regarding that.
2001	Supervisor Berube:	Right on the money.
2002 2003	Supervisor Kassel:	I also was curious as to what your suggestions would be for doing anything different than how we're doing things now?
2004 2005 2006 2007 2008	Mr. Short:	I'm a rookie, I must admit. So, I feel like I'm playing catch-up, and I've been trying to pour through the minutes and understand how things are done and learn some of that lingo, so that I could be a little bit more qualified, but from what I've seen, I've enjoyed what I've learned tonight and the meetings that I have poured over.
2009	District Manager Montagna:	You actually read all those?
2010	Mr. Short:	I have read some of them.
2011	District Manager Montagna:	That's dedicated. Very long.
2012 2013 2014 2015 2016	Supervisor Kassel:	I mean, this agenda was 302 pages long. So, another question. You've got your own business, you've got your own kids, you've got your house. It's not necessarily a big commitment all the time, but we get our agenda packages a week before the meeting, or less. I think we got it Friday, and the meeting's Thursday. And so, you have to go through the 302 pages in less than a week.
2017 2018 2019	Mr. Short:	So, there's a fair ... one of the perks of being self-employed and owning my own business is I have a lot of flexibility in my schedule. And so when this became available, I thought, this might be a good companion to what I do, given that I

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2020 have that kind of flexibility. And my boss gets to dictate how I use my time at
2021 work.

2022 Supervisor Kramer: Nice, being you're your own boss.

2023 Supervisor Kassel You don't have a maniac for a boss?

2024 Mr. Short: Yeah. So, my boss doesn't require a certain amount of time would be dedicated
2025 to the business each week, it's just as needed it's not-

2026 Supervisor Berube: His wife is blonde, lives in the same house as him, and her name is Ellen. And
2027 then there's three smaller, three? Four?

2028 Mr. Short: Four. Four boys, yeah.

2029 Supervisor Berube: Four smaller, and all blonde. Those are the bosses. But my point in saying what I
2030 said, we've generally only had people of-

2031 Supervisor Leet: Careful.

2032 Supervisor Berube: ... close to being a certain age on this Board. He stands out as being a family
2033 man with young kids, with potentially a different outlook than many of us folks
2034 may have.

2035 Supervisor Kramer: So, that's a great point. How would you say your outlook is different from what
2036 ... You've read minutes, you've attended a meeting here, I don't know if you've
2037 streamed any meetings in the past. How would your outlook be different.

2038 Mr. Short: How would my outlook be different than what I've seen here tonight, or the
2039 minutes that I've read? Because this is the first meeting that I've attended, in
2040 full disclosure. I mean, aside from the budget meeting that happened on
2041 Monday night.

2042 Supervisor Kramer: Did you attend that?

2043 Mr. Short: I did, on Zoom. I thought it would be worth it. To get a feel a little bit.

2044 Supervisor Kramer: And was it worthwhile?

2045 Mr. Short: It was educational. I felt like some of it went over my head, and I thought, well,
2046 this is why need to be here, listening. If I want to potentially participate in this
2047 group, that'll be the place to start. So, I've been going through the agenda and
2048 just trying to acclimate my mind into just understanding that. And then in terms
2049 of differences, I don't know if I have tremendous differences in view.

2050 What I really have enjoyed, we moved here four years ago and we were really
2051 surprised. We didn't expect to enjoy it as much as we did. We thought, oh, this

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- 2052 is just another community, like we've been in many times. and our kids have
2053 loved it. We intended to stay here maybe a year or two, and we're here four,
2054 and we'll be here another year, at least. Our boys have just loved it. And we've
2055 enjoyed meeting so many people here. We just feel really connected to the
2056 community and we appreciate the care that is taken to preserve that culture.
2057 And it feels like that's what's been reflected in the meetings that I've listened to
2058 or read through.
- 2059 Supervisor Leet: And not trying to tell too much about the future, but if you were appointed,
2060 would you consider going through the process of running for the ...
- 2061 Mr. Short: That's with the hope that I could feel like I'm being a good contributing member
2062 to the Board. So, if I feel like I can get to the point and contribute in a good way,
2063 then I would consider running.
- 2064 Supervisor Kassel: Because I think we've passed the qualifying period.
- 2065 District Manager Montagna: No.
- 2066 Supervisor Berube: No.
- 2067 Supervisor Leet: No.
- 2068 District Manager Montagna: The qualifying period is-
- 2069 Supervisor Berube: Second week of June.
- 2070 District Manager Montagna: June 13th through the 17th, by noon.
- 2071 Supervisor Kramer: So, you would have to make that decision-
- 2072 Mr. Short: Pretty soon.
- 2073 District Manager Montagna: Yeah.
- 2074 Supervisor Berube: Once you get involved in it you'll like it.
- 2075 Supervisor Leet: No, that was my question. You said being here at least another year, like again,
2076 we don't need to get into your personal or long-term plans, but do you see
2077 yourself staying in for ...
- 2078 Mr. Short: In Harmony?
- 2079 Supervisor Leet: Yeah.
- 2080 Mr. Short: Yeah, in-

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- 2081 Supervisor Leet: You can make it general, sure.
- 2082 Mr. Short: We expect to be here for another year and a half, at the very least.
- 2083 Supervisor Leet: Okay.
- 2084 Supervisor Kassel: Because the position is a four-year term.
- 2085 Mr. Short: Is it?
- 2086 Supervisor Kramer: Yeah.
- 2087 Supervisor Leet: Well, if he-
- 2088 Supervisor Berube: The current would be six months.
- 2089 Supervisor Kramer: The current one, yeah.
- 2090 Supervisor Berube: But if you run for the office, it's a four-year term.
- 2091 Mr. Short: Okay, that's interesting.
- 2092 Supervisor Berube: You're not obligated to it. It can be another reason to hang on for four years.
2093 You don't want to go anywhere, anyway.
- 2094 Supervisor Leet: Like that much.
- 2095 Mr. Short: Well, our kids are in Harmony Community and they will be for a while, so.
- 2096 Supervisor Berube: There you go. You can't get any closer.
- 2097 Mr. Short: We can't get any closer.
- 2098 Supervisor Kassel: The really important question is, are you registered to vote in Harmony, with a
2099 Harmony address?
- 2100 Mr. Short: I am, yes.
- 2101 Supervisor Kassel: Because that would-
- 2102 Supervisor Kramer: That's a qualifier.
- 2103 District Manager Montagna: By the way, I checked that when he submitted his resume, because I
2104 knew it was going to come up, so I might as well.
- 2105 Mr. Short: Well I looked ... I couldn't find my voter card, and so I thought, well, I could
2106 submit for a new one, but I figured it was public record, so.

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- 2107 District Manager Montagna: Yes.
- 2108 Supervisor Kramer: At this time, I would move that we fill the vacant seat.
- 2109 Supervisor Leet: Do we, yeah there's-
- 2110 District Manager Montagna: You need a second and then you guys can discuss it.
- 2111 Supervisor Leet: Okay, I'll second.
- 2112 District Manager Montagna: Okay, now you can discuss it.
- 2113 Mr. Short: Do I step outside?
- 2114 Supervisor Berube: No, you're fine. You're not going anywhere. This is going to go the way you
2115 expect, watch.
- 2116 Supervisor Leet: Well, I mean I guess as a matter of formality. Do we need to wait until the seat
2117 to-
- 2118 Supervisor Berube: Close of business this meeting, my resignation will be in.
- 2119 District Manager Montagna: So, okay then. Can we back up for a second? I didn't know you were
2120 resigning. , you really should accept his resignation first, and then appoint,
2121 because essentially, the seat-
- 2122 Supervisor Leet: Right, there's no vacancy.
- 2123 District Manager Montagna: The seat technically is vacant, or open, when he resigns. So, you would
2124 need to accept his resignation first. And then appoint.
- 2125 Supervisor Berube: I hereby resign my position with the Harmony Community Development District,
2126 effective, well, I guess, right now.
- 2127 Supervisor Kassel: Yeah, at the end of this meeting.
- 2128 District Manager Montagna: Is today the 26th?
- 2129 Supervisor Leet: It is.
- 2130 Supervisor Berube: So now you have an open seat.
- 2131 Supervisor Kramer: The seat is now vacant.
- 2132 Supervisor Kassel: What about the other applicant?
- 2133 District Manager Montagna: Was there a motion to accept his resignation? I missed it.

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2134 Supervisor Leet: I did. Again, not taking away from Mark, and he's definitely he's served the
2135 community well in the past, but I would say, based on at least the willingness at
2136 this point to continue and sound like a more permanent replacement, I'd be
2137 willing to ...

2138 District Manager Montagna: So, who accepted his resignation?

2139 Supervisor Kramer: Do you have to accept it?

2140 District Manager Montagna: Yes.

2141 Supervisor Kassel: So, he moved to accept it.

2142 District Manager Montagna: No, I also ... sorry.

2143 Supervisor Kramer: I'll move to accept.

2144 District Manager Montagna: All right, Supervisor Kramer, second.

2145 Supervisor Leet: I'll second.

2146 Supervisor Kramer: Or second, okay. So, I moved, he seconded, all in favor of accepting Mr.
2147 Berube's resignation, Aye.

2148 Supervisor Leet: Aye.

2149

2150 Supervisor Kassel: Aye.

2151 Supervisor Kramer: All opposed? Hearing none, motion passes.

2152

2153 On MOTION by Spv. Kramer, SECOND by Spv. Leet,
2154 with all in favor, the Board approved accepting Mr.
2155 Berube's resignation from Seat 4 of the Board.

2156 District Manager Montagna: All right, now you can move on to the appointment.

2157 Supervisor Kramer: Okay. We have a motion and a second already on the floor to appoint Dane
2158 Short as a replacement for a vacant seat. All in favor?

2159 Supervisor Leet: Aye.

2160 Supervisor Kassel: Aye.

2161 Supervisor Kramer: Aye. All opposed? Hearing none, motion passes unanimously.

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On MOTION by Spv. Kramer, SECOND by Spv. Leet, with all in favor, the Board approved the appointment of Mr. Short to Seat 4 of the Board.

2166 Supervisor Kramer: Welcome to the board.

2167 Supervisor Berube: Now you can go outside and take a hike. You don't know what you're getting
2168 yourself into, but it's okay. We're only encouraging you. It'll be all right.

2169 District Manager Montagna: At the next meeting we will-

2170 Mr. Short: Thank you.

2171 Supervisor Berube: You'll enjoy it. Now that I'm not on the Board, we can talk. If you need to know
2172 something, let me know, I'll explain.

2173 Mr. Short: That's perfect.

2174 Supervisor Kramer: No, don't.

2175 Steve Berube: I'll be happy to help you.

2176 Supervisor Kramer: No. I want to finish this meeting quickly.

2177 Steve Berube: Yeah, move to adjourn.

2178 Supervisor Kramer: No, we've got a lot of other Old Business on here and a Supervisor's Request. So
2179 that's still pending.

2180 Discussion of Reconsideration of RFQ for Legal Counsel

2181 Supervisor Kramer: Under Old Business, there was a reconsideration of going out for an RFQ for
2182 legal counsel.

2183 District Manager Montagna: In between meetings, Supervisor Kassel asked me to place this back on
2184 for discussion by the Board. That is why it's here.

2185 Supervisor Kassel: So, is Mr. Short now on the Board?

2186 Supervisor Kramer: Yes.

2187 Supervisor Kassel: And should be sitting up here?

2188 Mr. Short: Oh, okay.

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2189 Supervisor Kramer: Have a seat.

2190 Mr. Short: Thank you.

2191 Supervisor Kramer: So, I'm going to leave it to Supervisor Kassel.

2192 District Manager Montagna: Hold on one second.

2193 Supervisor Kramer: Yes.

2194 District Manager Montagna: So, he was technically going to resign at the end of the meeting,
2195 however Mr. Short was here. He has not taken his oath or anything.

2196 Supervisor Kassel: Oh, that's true.

2197 District Manager Montagna: You need to allow ... No, you can sit up there, it's not a problem.

2198 Mr. Short: All right.

2199 District Manager Montagna: Allow Mr. Berube to finish this meeting. At the end of this meeting, then
2200 he-

2201 Supervisor Kramer: Well, he can't vote. So, we still have a quorum.

2202 District Manager Montagna: You still have a quorum. That's right. And then at the next meeting we
2203 will present Mr. Short with his oath.

2204 Supervisor Kramer: And he'll have to go out to -

2205 District Manager Montagna: Correct. He'll have all the forms and he'll bring with him and all that.

2206 Supervisor Kramer: Okay.

2207 District Manager Montagna: Okay?

2208 Supervisor Kramer: Okay, so on the turning over to reconsideration RFQ for District Legal Counsel.

2209 Supervisor Berube: For Qualls.

2210 Supervisor Kassel: Yes. Mr. Qualls, as much as I appreciate all you've done, I have felt, and I tried to
2211 share this with you, but we have difficulties with cell connections. I just thought
2212 about what Supervisor Kramer had presented several months ago. I know she's
2213 been pretty unhappy with your representation. Just a couple of things, more
2214 recently and you know that I have been unhappy about a lot about you not
2215 urging the Board more vigorously to use our Directors and Officers insurance to
2216 defend against the suit by Mr. Fusilier. But more recently it felt like you were
2217 really fighting us on the whole deed thing and it sort of still feels like that. It just

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- 2218 did not feel like we could get the information across to you in a way that you
2219 understood or you were willing to accept the role that we're asking you to do.
2220 And then you waited until, I don't know, two days ago to get back to me about
2221 the board vacancy position, instead of getting back to me much earlier and
2222 requesting information of the governor's office.
- 2223 I just feel like you've been dialing it in since your monthly retainer was flattened.
2224 It's been an issue to get you to provide us with information on what you're
2225 working on. It just feels uncomfortable, especially that you're often at
2226 loggerheads with our chairwoman. So, I just felt like maybe it's time to at least
2227 look at, maybe not change, but at least look, and I hope you're not offended.
- 2228 Is he talking? On mute? Or no?
- 2229 Supervisor Berube: You might be on mute.
- 2230 Supervisor Leet: Still muted, but I don't see him talking here. Tim, you're muted.
- 2231 District Counsel Qualls: I wasn't saying anything.
- 2232 Supervisor Leet: Oh, okay.
- 2233 District Counsel Qualls: I've respected you, Supervisor Kassel, since you came on the Board. I've been
2234 serving at General Counsel since 2007, and never had any issues. I serve at the
2235 pleasure of the Board. It's that simple. And if the Board's not happy, then that's
2236 the Board's prerogative.
- 2237 Supervisor Kramer: Okay, thank you, Tim. At this point, I'll entertain a motion to direct our District
2238 Manager to advertise to go out for RFQ which is a request for qualifications for
2239 legal Counsel. Do I hear a motion?
- 2240 Supervisor Kassel: So, moved.
- 2241 Supervisor Kramer: Okay. We have a motion. Do I hear a second? I'll second that motion.
- 2242 Supervisor Leet: And so, this would just be a ... as an RFQ it wouldn't have any bearing on the
2243 continued service we're receiving from Young Qualls, and if we don't take any
2244 action, this would continue, but this would give us something to carry.
- 2245 Supervisor Kramer: If he's willing to stay at that point, yeah. So, what we would do, you explain the
2246 process, because I'm ...
- 2247 District Manager Montagna: So, the request for qualifications is basically reaching out to any
2248 attorneys out there, obviously qualified CDD attorneys, but asking if they would
2249 like to submit their qualifications for Board review for Harmony CDD. Any that
2250 submit will be placed into the agenda, and they will come back to your next
2251 meeting, you will have time to review them. They would obviously attend that

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- 2252 meeting to answer any questions that the Board may have, and at that point
2253 you would make a decision whether you would like to move forward with new
2254 counsel or retain the counsel you have. Very simple process, but that's it.
- 2255 Supervisor Kassel: And it's interesting, maybe it's because of the size of the contract, but the State
2256 makes us do an RFP for that every five years.
- 2257 District Manager Montagna: Those are different, these are professional services, versus vendor
2258 services. So, it's different-
- 2259 Supervisor Kramer: Like an engineer.
- 2260 District Manager Montagna: Correct. And essentially, you set the budget for your counsel and your
2261 engineering, even though you have billable time, hourly or however they're
2262 doing it, whether it's flat rate or whatever, you essentially set the budget for
2263 that.
- 2264 Supervisor Kramer: Any other questions? Okay, at this time I have a motion and a second, all in
2265 favor?
- 2266 Supervisor Kassel: Aye.
- 2267 Supervisor Kramer: Aye.
- 2268 Supervisor Leet: Aye.
- 2269 Supervisor Kramer: All opposed, hearing none, motion passed.
2270
- 2271 On MOTION by Spv. Kassel, SECOND by Spv. Kramer,
2272 with all in favor, the Board approved authorization for
2273 management to advertise for request of qualifications
2274 for District Counsel.
- 2275 Supervisor Kassel: No, Mr. ... he can't-
- 2276 District Manager Montagna: mm-hmm (negative). He turned in his resignation so you can appoint
2277 Mr. Short, and he has not taken his oath yet, so you have three which you still
2278 have a quorum, so you're good.
- 2279 Supervisor Kramer: All right, well the last item on the agenda, Supervisor's Request, do I have
2280 anything from the Supervisors? Anything? Anything you'd like to see on the next
2281 month's agenda?
- 2282 District Manager Montagna: Dinner.

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- 2283 Supervisor Kramer: I do need to bring back ... Harmony West did ask that we discuss a revised
2284 provision for the additional Buck Lake, so if you can put that on the agenda.
- 2285 Supervisor Kassel: What's that, for the biotech reporting?
- 2286 Supervisor Kramer: For again, the biotech reporting. They want it to be proposed individually and
2287 approved before they do anything, so that if there is any critical stuff that they
2288 need to do, so I'll bring it back next meeting.
- 2289 Supervisor Kassel: Yeah, I'm not sure.
- 2290 District Manager Montagna: He approved a portion of it and you didn't approve another portion. -
- 2291 Supervisor Kassel: Right, reporting back.
- 2292 Supervisor Kramer: Right, so we'll talk about that next meeting.
- 2293 Supervisor Kassel: All right, before we adjourn, I want to formally thank Mr. Berube for his service
2294 to the Board for many years and-
- 2295 Supervisor Berube: Far too many probably.
- 2296 Supervisor Kassel: And wish him much success in his new location in Bay Lake Ranch.
- 2297 Supervisor Berube: Thank you.
- 2298 ???: It's nice to have more property, isn't it?
- 2299 Supervisor Berube: Yeah, more grass to cut.
- 2300 Supervisor Kramer: I was going to say have you mowed it yet?
- 2301 Supervisor Kassel: Yeah, I know, I have 26 and a half acres.
- 2302 Supervisor Berube: I mowed it once. I ran out of gas twice. I thought there was something wrong
2303 with the lawnmower. I'm pretty sure I ran out of gas. I said, it's never done this
2304 before, and then I realize I'd been cutting for about three hours. No wonder it
2305 had run out of gas. The next purchase, a ride on mower.
- 2306 Supervisor Kramer: There you go.
- 2307 Supervisor Berube: 15 minutes.
- 2308 Supervisor Kramer: Well, I think we all owe a great...
- 2309 Supervisor Leet: Thank you Supervisor Berube.

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- 2310 Supervisor Berube: You're welcome.
- 2311 Supervisor Kramer: ...thank you to Mr Berube for his years of service.
- 2312 Supervisor Berube: There's been a lot of changes here over the years. Huge. Remember when this
2313 place was largely a grass pit. Cow fields.
- 2314 Supervisor Kramer: It's grown up and really changed.
- 2315 Supervisor Berube: There were no schools, second half of Beargrass Road wasn't there. School was
2316 a trailer. I mean it's ... when you think way back.
- 2317 Supervisor Kramer: Yeah, that's all.
- 2318 Supervisor Berube: It's dramatically different.
- 2319 Supervisor Kramer: All right. I would entertain a motion to adjourn as there's nothing left on the
2320 agenda.
- 2321 Supervisor Leet: So moved.
- 2322 Supervisor Kramer: I have a motion, do I have a second? I'll second, since we're scant. Motion
2323 second. All in favor to adjourn?
- 2324 Supervisor Kassel: Aye.
- 2325 Supervisor Kramer: Aye.
- 2326 Supervisor Leet: Aye
- 2327
- 2328 On MOTION by Spv. Leet, SECOND by Spv. Kramer,
2329 with all in favor, the Board adjourned the meeting at
2330 approximately 8:28 p.m.

2331 District Manager Montagna: 8:28 PM thank you all.

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2335 _____
Angel Montagna, Secretary

Chair/Vice Chair