

CARBON

1 **MINUTES OF WORKSHOP**
2 **HARMONY COMMUNITY DEVELOPMENT DISTRICT**

3
4 The workshop of the Board of Supervisors of the Harmony Community Development
5 District was held Tuesday, February 7, 2023, at 6:00 p.m. at the Jones Model Home, 3285
6 Songbird Circle, Saint Cloud, FL 34773.

7
8 Present and constituting a quorum were:

9 Teresa Kramer	Chair
10 Daniel Leet	Vice Chair
11 Kerul Kassel	Assistant Secretary
12 Joellyn Phillips	Supervisor

13
14 Also present, either in person or via Zoom Video Communications, were:

15 Angel Montagna	District Manager: Inframark
16 David Hamstra	District Engineer: Pegasus Engineering
17 Brett Perez	Area Field Director
18 Residents and Members of the Public	

19
20 *This is not a certified or verbatim transcript but rather represents the context of the*
21 *meeting. The full meeting recording is available in audio format upon request. Contact the*
22 *District Office for any related costs for an audio copy.*

23
24 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

25 Ms. Kramer called the meeting to order at 6:00 p.m.

26 Ms. Kramer called the roll and indicated a quorum was present for the meeting.

27 Ms. Kramer stated we do have four members, our other seat is currently open, and we
28 do have a request out for people to send in information if they would like to be considered
29 for appointment to that seat, we would love to have you.

30 Ms. Kassel stated I posted on Facebook, several pages on Facebook. I posted on
31 Nextdoor, and also had Association Solutions send emails out to their email list.

32 Ms. Kramer stated it will be in the magazine, so it is already written up and submitted.

33 Mr. Leet stated it is on the front page of the website as well.

34
35 **SECOND ORDER OF BUSINESS** **Audience Comments**

36 There being none, the next item of business followed.

37
38 **THIRD ORDER OF BUSINESS** **Discussion Items**

39 **A. CDD Meetings**

40 **i. Agenda Structure**

41 Ms. Kramer stated ok, I am not sure what the agenda item Discussion Items means
42 maybe that is items to bring up later but.

CARBON

Harmony CDD
February 7, 2023, meeting

43

44

Audio outage

45

46

Ms. Kramer stated but you see the major categories, different organizations do it differently.

47

48

Ms. Kassel asked did you have a specific concern about the structure of the agenda?

49

50

Ms. Kramer stated I just wanted to put it out there in case there are additional items you want included in the consent agenda to streamline the process. That might be an item-by-item basis. Or if, again, our way of doing it is we had contractors reports typically first so those contractors could get in and out quickly and they do not have to sit through our whole meeting. And the question would be do you want the old and new business matters still on there or do you want to put most of that under the different staff reports?

51

52

53

54

55

Ms. Kassel stated no I think anything that pertains to a staff report should go under staff report but anything that is not can go under new business matters or old business matters depending on whether it is new or old. I think the idea for having the contractors reports and the audience comments early on, then the staff reports of the District Manager's report at the end is good. I think it is fine.

56

57

58

59

60

Ms. Kramer stated ok the only other thing was the audience comments. And I just wanted to run it by you because I have seen different as some of the County Commissions I worked with or dealt with do it a little differently. They have a general audience comment period where if something is not on the agenda, and this is typically at the beginning of the meeting like we do, but they also have, when they audience member fills out a form and says I want to speak on such and such an item, they wait until you get to that item to have them speak so that the information is fresh and you do not forget to deal with it when you finally get down there.

61

62

63

64

65

66

67

68

Ms. Kassel stated I have no qualms about doing that, it is just that we are going to have to announce at the beginning, at the first audience comments, to say if you want to speak.

69

70

Ms. Kramer stated on a specific agenda item.

71

72

Ms. Kassel stated wait until then instead of speaking now and speaking later so we can streamline the meeting.

73

74

75

Ms. Montagna can I just interrupt for one second. So again, if you are going to allow audience comments to go back and forth during, that is going to obviously prolong your meeting. You can do that at the beginning of your meeting. You can do audience comments

CARBON

Harmony CDD
February 7, 2023, meeting

76 on anything, it can be agenda items or whatever you feel that is an option, as well. Or as
77 Ms. Kramer just stated you can do agenda items at the beginning and then anything they
78 want to talk about at the end and have two comment periods. Or if you want to have
79 comment periods on every item that is on the agenda, that can get pretty lengthy.

80 Ms. Kramer stated right, and there it still would not be a back and forth because, again,
81 that can really run your meetings long and we need to be very careful with that. You have
82 seen that our meetings it adds up quickly.

83 Ms. Kassel but this, as you said, they would have to put in a speaker request form to
84 discuss a particular agenda item at the start of the meeting, not put it in mid-meeting or ask
85 to speak on the agenda item while we are on that agenda item. We need to announce that
86 up front immediately, like when we say we will accept audience comments, but you have
87 to fill out a form immediately, now, about any particular agenda item otherwise we cannot
88 take your comments at that later time which is a time saver.

89 Ms. Kramer stated right, and Ms. Montagna, what I do not want to have us do is that
90 when we get to a particular item or each item we have to stop and ask for audience
91 comments. We are not going to do that.

92 Ms. Phillips do they fill out the speaker request form when they get here?

93 Ms. Kassel answered yes.

94 Ms. Phillips stated oh. They cannot put an asterisk on the agenda if there was a speaker
95 request that we do not have time.

96 Ms. Kassel stated we can actually, on the agenda form, Ms. Montagna, I wonder if we
97 could just put something for people who are reviewing it. If you are an audience member
98 and would like to speak at the meeting about a particular agenda item please submit an
99 agenda Speaking Request form and a link for that form.

100 Mr. Leet stated yes, so. Right, yeah that is a good idea. Right now, there is this footer
101 on the front page that has table of contents, but it also has the District office it has the phone
102 number and the zoom link. We can make the footer a little bigger but we can also there
103 have for anyone viewing online click here to be taken to the form and when it is in person
104 we could just have a few that were printed out and provide pens, or whatever, and just do
105 whatever you can to ease the process but still try and enforce using these forms to try and
106 keep moving things along with structure.

CARBON

Harmony CDD
February 7, 2023, meeting

107 Ms. Kramer stated what I do not want to have us do is that when we get to a each item
108 we have to stop and ask for audience comments. We are not going to do that.

109 Ms. Montagna stated I think that is what you are going to get into because people are
110 not going to understand about the form and fill out the form and all this, but we can try it
111 and see, but we will just have to really keep a close eye on that and shut it down if it gets
112 to that because I think if you open that up people are going to anticipate that they can, well
113 hey I want to talk about that particular comment and that it is going to keep going
114 throughout the meeting.

115 Ms. Kassel stated but that is why we require, we announce at the beginning of the
116 meeting, that if there is something they want to speak on, they submit a speaker request
117 form now and not later.

118 Ms. Montagna stated no, I understand.

119 Ms. Kassel stated when we get past audience comments, the opportunity to submit a
120 speaker request form for a particular agenda item goes away.

121 Ms. Montagna stated ok that is fine. I just, until that gets down pat, you just might have
122 some rogue warriors here a little bit.

123 Mr. Leet stated the other thought is that we will still trying to have all the comments
124 take place at the beginning be it just general they have something they want to bring to the
125 Board or is relevant to a specific agenda item. And still try to have those fill out the form
126 to speak and then do those comments at the beginning, and this does not sound like a firm
127 policy but once we actually get to that discussion point, it might not merit anymore
128 audience input, the audience might not have any more input, but yes, see this is really does
129 not sound like a firm policy that we can follow. I am trying to keep it limited to the
130 beginning but still have some opportunity for interaction when merited.

131 Ms. Kramer stated right, but what I found and what I have seen in other County
132 Commissions and City Councils is that it helps because sometimes the comments made at
133 the beginning of the meeting, then by the time you get down there or the person has to, we
134 forget about it and they are sitting there in the audience squirming because we have
135 forgotten yet we do not allow them to participate at that point in time. So, this just might
136 be a way, now it may take a little more for Ms. Montagna or someone on the staff to collect
137 the forms and then what they do is they put it in order of the agenda items then they hand
138 it to the chair and then you guys remind me to check, because I will forget. But as it goes

CARBON

Harmony CDD
February 7, 2023, meeting

139 forward we can try it out see how it works. If it does not we can always pull back to the
140 beginning or we could do as Ms. Montagna suggested a beginning and an end. But if it is
141 at the end, the problem is.

142 Ms. Kassel stated no, it will go on forever. It will go on forever.

143 Ms. Phillips stated when we get close to the end of the meeting, we are like.

144 Ms. Kramer stated we are drained.

145 Ms. Phillips right, we just are hurrying to get it done.

146 Ms. Kassel stated like I said at the last meeting, it is often after my bedtime.

147 Ms. Kramer stated my brains are fried.

148 Ms. Kassel stated my brain melts, and you will need a bucket.

149 Ms. Kramer stated so we will give that a try.

150 Ms. Phillips stated it has worked well though. I am not sure you can make a change
151 because recently we have had the gentleman, I cannot remember his name, he came forward
152 with the Billy's Trail proposal.

153 Ms. Kassel stated Mr. Dwyer.

154 Ms. Phillips stated oh, is that Mr. Dwyer that did that too? Ok. So, and then he is also
155 doing the little library but he had presented all of that by email well ahead of time and we
156 all knew what he was presenting and then it is all been taken care of. We did not have to
157 take up an hour of the Board meeting to discuss all that, if that makes sense. So, if someone
158 has something major to bring to the Board a suggestion or even a grand idea, that can be
159 done ahead of time and be on the agenda as an agenda item all in itself.

160 Ms. Kramer and that would be nice if people would be prepared like that and provide
161 that information if they have something they are feeling very strong about.

162 Mr. Leet stated I have done that in the past as a resident, put together a picture or even
163 getting estimates for some project or what something might cost. We should, that kind of
164 participation from residents would be great but, so I am trying to think how you can
165 encourage that but it will still be: you want to do this work, put information together in
166 advance of the meeting that would need to be, I guess a week before the meeting or
167 whatever it is to get on the agenda. Make sure it gets sent to Ms. Montagna, sent to whatever
168 Board member that resident is talking to, to make sure it gets into the agenda on time.

169 Ms. Phillips stated yes, although they could introduce that for the first time during the
170 meeting.

CARBON

Harmony CDD
February 7, 2023, meeting

171 Ms. Kramer stated I would rather have it on the agenda for the next meeting.

172 Ms. Phillips stated and then for the next month, right.

173 Ms. Kramer stated yes that might be better that way the Board could either say yay or
174 nay because sometimes, as we have all experienced, some residents may bring up things
175 that are totally inappropriate.

176 Ms. Phillips stated well, or just things we cannot do as projects. As much as I wanted
177 a Facebook page for the CDD, it is not legal, we cannot do it, so not within the framework
178 that we want to use it. And I know we have the website, and the website is a godsend, but
179 a lot of people do not want to click on two things. They want everything at their fingertips.

180 Ms. Kramer stated we understand that but.

181 Mr. Leet stated I think we will discuss that later.

182 Ms. Phillips stated yes ok. So, I am not sure we need to make a change on this but if
183 the Board feels that, because you are all more experienced than me, so obviously I/

184 Ms. Kramer stated ok, we do not take any action tonight.

185 Ms. Kassel stated we are not going.

186 Ms. Kramer stated nothing at all. So, this is just discussion for us all get ideas and
187 information out. Is there anything else?

188 Ms. Kassel stated under structure, no.

189 Ms. Phillips stated no, under the structure, I think the structure that has been, for a
190 newbie, this has been very clear to me how things were going go.

191 Ms. Kramer asked and consent agendas working well for everybody?

192 Ms. Kassel stated except for General Ledger Detail is something that is new and has
193 been added. We actually did not approve the financial statements either, really, until this
194 Board. We approved the check run summary and check register that is what we approved
195 but now we are approving financial statements and now the general ledger detail, as well.

196 Ms. Kramer stated well we can take it off of the consent agenda and just have it in the
197 agenda package for information. Does that work better?

198 Ms. Kassel stated yes, that works fine.

199 Ms. Montagna asked what was that? I am sorry you want to take what out of the consent
200 agenda?

201 Ms. Kassel stated general ledger detail. I do not know that we need to approve that.

202 Ms. Montagna stated ok.

CARBON

Harmony CDD
February 7, 2023, meeting

203 Ms. Kramer stated and financial statements or?

204 Ms. Kassel stated we can approve the financial statements. That is a typical thing to
205 approve. I mean now that we did it before, but.

206 Ms. Kramer stated ok, the one thing I do want to bring to everybody's attention if you
207 have questions particularly on something in the consent agenda, please reach out to Ms.
208 Montagna ahead of time because she may be able to get a quick answer, I know my list of
209 questions on where money is going and why it is being spent and why there is sales tax on
210 this and we do not pay sales tax, all those questions. I get it to her in advance and if she
211 can get the answers to me before the meeting then we do not have to go through a lengthy
212 discussion.

213 Ms. Kassel stated you know the only thing is that often, the agenda gets to us on
214 Thursday or Friday and depending on what we have planned during that time it may be
215 hard to get to it until Monday or Tuesday or even Wednesday and so there is a limited
216 amount of time to be able to put together a set of questions and get them to Ms. Montagna
217 and get the answers before the meetings.

218 Ms. Kramer stated well if time permitting if you guys can try that. What I do is I set
219 aside, since I know I am getting it Thursday evening then I just set time I know to set that
220 day aside, because it takes me a full day plus to go through this.

221 Ms. Kassel stated yes, yes.

222 Ms. Kramer stated so if you can, over time, work your schedule.

223 Ms. Kassel stated I know there was a former member who said that he spent a half hour
224 on the agenda, and I just do not understand how that is possible. Minutes alone are like up
225 to 80 pages, usually at least 40 to 60.

226 Ms. Phillips stated I do want to make an admission here I do not read the minutes
227 because it is too overwhelming, too long.

228 Ms. Kramer stated it is a lot. And let me just let everybody know what I do. I know Ms.
229 Kassel goes over them also, but I sit down and again it would be nice if we can see instead
230 of getting them Monday when the packages, information is ready. If we can get it the Friday
231 before because what I sit down with the minutes put my headphones on and I listen to the
232 whole tape and I check word for word and go through the whole thing. And just make sure
233 it is accurate because I am anal retentive. And I know how important correct minutes are
234 because once, legally, once the minutes are approved then they are what happened at the

Harmony CDD
February 7, 2023, meeting

235 meeting regardless of what is on the tape or what actually happened. So, we do not want
236 anything in those minutes that would misrepresent what happened.

237 Ms. Phillips stated well it is so overwhelming to me still, but I do go through them, but
238 I do not listen to it and read.

239 Ms. Kramer I understand I do not think there is a reason for all of us to do that.

240 Ms. Phillips stated I was just going to say, because I know that both of you do it. And
241 so, as time goes on if we want it we could split the minutes up and you take the first ten
242 pages, you take the second, or something like that.

243 Ms. Kramer stated well, I do not think Kerul goes, you do not go through item by item
244 with the recording, do you?

245 Ms. Kassel stated no, I do not listen to it.

246 Ms. Kramer stated she catches some of the things that for whatever reason I do not,
247 because sometimes your eyes glaze over, right?

248 Ms. Kassel stated I have a hard time very hard time listening. Speech is slow and
249 reading is fast, and I have a hard time staying with listening and following along with the
250 written text. So, I just I go through the written text word for word every single line, every
251 single word, and so sometimes you catch things I do not and sometimes I catch things you
252 do not.

253 Ms. Kramer stated so I think between the two of us we can.

254 Ms. Phillips stated but i feel guilty that I do not help.

255 Ms. Kramer stated do not feel guilty. We are going to make you work your tail off.

256 Ms. Phillips when I am more familiar with more of these things.

257 Ms. Kassel stated yes, we should move on because we are already twenty-four minutes,
258 and we are only on the first item.

259 Ms. Kramer stated right, well some of these will go fairly quickly.

260 **ii. Preparation**

261 Ms. Kramer stated preparation for meetings. Does anybody have any questions about
262 how to go through the agenda packet and what to look for and not look for, or anything
263 like that?

264 Ms. Phillips stated well my son gave me a new, his old laptop, which has got a nice big
265 screen. I am going be able to do that a lot better because it gets, I start and then I fizzle
266 before I get to the end.

267 Ms. Kramer stated yes.

CARBON

Harmony CDD
February 7, 2023, meeting

268 Ms. Phillips stated but going through the bills is very interesting and because there is
269 so much information there, but it is a lot to take in. So, what I need to do is start doing it
270 over a period of days and not try to do it all at the same time.

271 Ms. Kassel stated exactly, I do not do it. I generally divide up into four or five days.

272 Ms. Phillips so you would say we get it on Monday, for the meeting on Thursday?

273 Ms. Kramer stated no, you get the package the Thursday before.

274 Ms. Kassel stated the Thursday or Friday before.

275 Ms. Phillips stated ok, yes.

276 Ms. Kramer stated yes, late Thursday afternoon. And then, for the following Thursday
277 night.

278 Ms. Phillips stated ok.

279 Ms. Kramer stated yes.

280 Ms. Montagna stated the biggest question I know that Mr. Short had, Ms. Phillips I am
281 not sure if you have the same question, but he did not understand really, by looking at the
282 agenda, what needed action by the Board. What did you need to review to be able to come
283 to the meeting and take action on. So, I think I do not know if that may help you, but it is
284 typically anything that is in new business, you are going to be asked to take action on or
285 table it, any sort of proposals, contracts which would typically all fall under new business.
286 Ms. Kramer is there anything else I am missing besides new business?

287 Ms. Kassel stated yes, no under CDD roles too.

288 Ms. Kramer stated there is a lot under the staff reports and right now proposals are
289 under field managers. Sometimes they are under District Engineer's report.

290 Ms. Kassel stated or Legal Counsel.

291 Ms. Kramer stated or Legal Counsel or the District Manager's report so it may be good
292 for us to on the agenda put an asterisk next to things and again I am trying to get Field
293 Services to put the proposals that are alternatives to each other under separate items so we
294 know we are not going to vote on each one of those, we are going to pick one of those
295 three. So, if you can work with us, Ms. Montagna, on that on getting that cleaned up so that
296 it makes it easier to understand.

297 Ms. Phillips because I did not understand the whole thing about the new landscape
298 company, what I was supposed to do before I came to the meeting and so I felt guilty
299 afterwards because I had to fill out that form and place a vote that night and I really was

CARBON

Harmony CDD
February 7, 2023, meeting

300 not prepared. So, I am very happy that the two of them merged together, that takes the
301 burden off me feeling bad. If that that makes sense.

302 Ms. Kramer stated oh, it does.

303 Ms. Kassel stated my sense is if you review everything in the agenda you will be
304 knowledgeable enough to make a decision.

305 Mr. Leet stated in that case it might have been that we had these big landscape proposals
306 so then. Yes.

307 Ms. Phillips oh.

308 Ms. Kassel yes.

309 Ms. Kramer and that is why it is important to try and get everything in the agenda
310 package and not have add-ons or things sent out later. It all needs to be in that agenda
311 package because if it is sent out later, one it is hard to figure out where it goes and what it
312 does, and also the public does not see that stuff that gets sent to us later and we want to be
313 as transparent as possible with the public so that they can see the same things we are
314 looking at.

315 Mr. Leet stated and I would say, for Ms. Montagna, when that does happen if it is
316 something that is just for us to review versus if it is something that is supposed to be public
317 facing this would have gone into the agenda but now it is something that we are going to
318 reference under separate cover but it needs to be published, just make sure that that that is
319 communicated directly and called out so we can add to the website. There is room under
320 each agenda to put if there is an extra data information package or something. That is
321 something that has been done in the past I just need to make sure whether it is something
322 for us to have as a Board for the meeting versus if it is something that needs to go out on
323 the website just please make that clear to me.

324 Ms. Montagna stated yes, understood. And also, for the Board's knowledge moving
325 forward, if you do have like landscape proposals that is really the bulk of it that will if that
326 gets put in your agenda they are so large that they the agenda will not go out. We are having
327 problems with it failing which is why we typically put those under separate cover but, Dan,
328 as far as making those available to you to post on the website as additional add-ons but that
329 should be the only thing that is ever added on, it should be. Unless there is something legal.
330 Outside of that, I really do not see we should not be accepting anything late to the agenda.

Harmony CDD
February 7, 2023, meeting

331 Ms. Kassel stated well sometimes there is engineering stuff like there were the
332 proposals engineering wise that came in because they did not make it into the agenda
333 package on time because they came in late to the engineer so he could not get it to us in
334 time or to you in time to include in the agenda. So, I think stuff happens and try as we
335 might to make sure everything is in the agenda package sometimes it is just not possible so
336 if you can send it to Dan to post online at least people will be able to reference it during
337 the meeting or before the meeting so that we are not doing things in dark.

338 Ms. Montagna stated understood.

339 Ms. Kramer stated and again that is the importance of the different reports from our
340 different staff the Field Manager, District Engineer, Counsel and Manager's Report, that
341 can save us a lot of time in our meetings if they are detailed. If you guys want to get
342 something across to the Board, go ahead and put it in that report and then we do not have
343 to discuss it or have a presentation by that individual, unless there are questions from the
344 Board members. So again, that could really streamline our meetings if you guys will stick
345 with us. I miss Mr. Hamstra's really good engineering reports, and I am hoping he will
346 start those back again because they were easy to read, they were a lot of information, and
347 we did not have to spend long presentations before the Board to deal with them. Any other
348 questions about the agenda?

349 Ms. Kassel stated no, we were on preparation.

350 Ms. Kramer stated oh, preparation, sorry.

351 **iii. Participation**

352 Ms. Kramer stated ok, participation. This is, again, we have already dealt with the
353 audience comments question, but participation again is giving the public, our residents, as
354 much information ahead of time so they can, if they choose, many people do not, and I
355 understand busy lives and everything but for those who do want to be knowledgeable and
356 ask questions we need to have that information out there for them to see. It is just the
357 transparency thing. Anything else about participation?

358 Ms. Kassel stated I am not sure what you meant by participation.

359 Ms. Kramer stated well I was not exactly sure, but I guess it would be Board member
360 participation. What I want to do as chair, is to make sure that everybody has an opportunity,
361 all the Board members have an opportunity, to give their input and then I typically lay low
362 until last so everybody can get into the discussion. Have you guys got any input of how I
363 can improve that?

Harmony CDD
February 7, 2023, meeting

364 Ms. Kassel stated I think it is good.

365 Ms. Kramer asked is it working well?

366 Ms. Kassel stated yes I know there are sometimes where you are passionate about a
367 particular subject and you cannot help it but go first, but that happens to me too.

368 Mr. Leet stated yes. My only comment is related to what we talked about earlier with
369 the audience comments and I am guilty of this myself just as much as a quick little reply
370 or anything just let them have 3 minutes and try to keep everything moving to try and as
371 much as we can hold ourselves to that and then at the proper discussion time bring that up
372 address whatever it needs to.

373 Ms. Kramer stated yes because that can get pretty lengthy. So, Ms. Phillips,
374 improvements or recommendations?

375 Ms. Phillips stated no, I had made a vow to myself that I was not going to speak when
376 people did their 3 minutes because that is something we should not do, and I actually wore
377 a bracelet for one meeting and that was my reminder. I mean you want to because you want
378 to help, but it also is not proper procedure.

379 Ms. Kramer stated yes it is frustrating. I know that I like to go back and forth but again
380 there would be six-hour meetings if we did that.

381 **iv. Follow Up**

382 Ms. Kramer stated follow up to the meetings. Ms. Montagna puts together a summary,
383 she gets it out to all of us, and then identifies what staff member, in either Inframark or the
384 District Engineer, or whatever. So is there any improvements or changes anybody would
385 like to see in that?

386 Ms. Phillips stated no I think that is well done.

387 Ms. Kassel stated I and as I think you all know I post that on the various Harmony
388 Facebook pages and Nextdoor so that people that cannot attend the meeting, or are not
389 available to stream the meeting either during or after they can just see it the summary at
390 the end and then that frees me up during the meetings to pay closer attention instead of
391 trying to take notes while listening.

392 Ms. Kramer stated yes, it frees you up much more to participate at the meeting.

393 Ms. Kramer stated in the past, I think it was Mr. Farnsworth used to post those on the
394 website, but Ms. Suite was uncomfortable with that. Ms. Montagna do you have any
395 thoughts?

396 Ms. Kassel asked post what on the website?

Harmony CDD
February 7, 2023, meeting

397 Ms. Kramer stated those follow-ups.

398 Ms. Montagna stated I do not have any issues if that is what the Board wants, I do not
399 have any issue with that at all. I have other Districts that will take my meeting summary
400 and even Mr. Perez's field recap and send it out in an eblast to all their residents. That is
401 totally a Board decision. I personally do not have a problem with it, but I would ask, if that
402 is what you are doing to make sure the Board reviews it first and sends me any revisions
403 or things that I could have missed or anything before it goes public. That is my only request.

404 Ms. Kramer stated that is a good idea. So, Ms. Montagna if when you send it out the
405 first time if you will make sure you note "draft", so none of us forgets and posts it, or
406 publishes it or anything. Then you can put final out after you have gotten comments. Does
407 that work?

408 Ms. Montagna stated ok.

409 Ms. Kramer stated ok that way we can distinguish so we do not misstep and put the
410 wrong thing out.

411 Ms. Montagna stated yes.

412 Ms. Kramer stated the next item was a discussion of CDD roles.

413 **B. CDD Roles**

414 **i. Field Services**

415 Ms. Kramer stated I do not know, Ms. Montagna, do you want to go through each one
416 of these, or Mr. Perez if he wants to deal with field services. Or do you want to just take
417 questions from us, I do not know. Some of us may not know what we do not know.

418 Ms. Montagna stated do you want to start with field services? Does anyone have a
419 question on what field services does for you, the roles, any of that?

420 Ms. Kassel stated my only question is how is the search going? Which does not have
421 to do with roles really it just has to do with how that is going.

422 Ms. Montagna stated Mr. Perez.

423 Mr. Perez stated yes, I can give you an update. So currently, good evening, sorry I
424 should say that. We do have an employee out there Mr. Jeison Castillo he is bilingual, very,
425 very well trained, comes from our Celebration staff, and we are really high on him. He is
426 currently shadowing Mr. Morrell, and the goal is he is going to stay shadowing Mr. Morrell.
427 It is only his second week, second full week, and he will shadow Mr. Morrell probably for
428 another four weeks before any transition is made. Mr. Castillo will be attending the next
429 CDD meeting in person and so you will get to meet him and say hello and again he is going

CARBON

Harmony CDD
February 7, 2023, meeting

430 over all the SOPs all of the card access information, the boat registrations how that works,
431 any pavilion rentals, scheduling, getting to know the guys, the tasks they do the tasks we
432 are responsible for, working with the new landscape vendor Benchmark, so we are going
433 to make this a smooth transition and that is currently where we are at with it and I can take
434 any questions you may have.

435 Ms. Kassel stated thank you Mr. Perez.

436 Ms. Montagna stated talk about new hires, Mr. Perez.

437 Mr. Perez stated yes so we do have a new hire starting next week. She comes with
438 experience; she has got some janitorial experience and pressure washing so we are excited
439 to have her on board. We still have the two labor staffers so currently right now on staff
440 you have six employees right now. Which obviously is a little bit heavier than what it has
441 been in the past, but obviously the training piece is not going to change, or Mr. Castillo's
442 role is not necessarily fully out in the field doing stuff so, you have got five full time
443 employees right now. Mr. Santiago, unfortunately, is leaving. He has got some health
444 issues that he is going to deal with, and I think he is going back to Puerto Rico for that. We
445 have had some applicants; one was from Melbourne. Unfortunately, that one did not pan
446 out. He wanted a job offer before an interview to drive out to Harmony for the interview,
447 so we said that is not going to happen.

448 Ms. Kramer stated I appreciate that we do not need any of those, but my understanding
449 of permanent staff right now, we have Mr. Castillo who is going to be replacing Mr.
450 Morrell is that correct?

451 Mr. Perez stated correct.

452 Ms. Kramer asked then we have Brad?

453 Mr. Perez stated correct.

454 Ms. Kramer stated and then we have our Mr. Santiago, but he is leaving.

455 Ms. Kassel stated we also have Mr. Morrell as well as Mr. Castillo currently because.

456 Mr. Perez stated correct.

457 Ms. Kramer stated what I am looking for is what is going to be on the other side. And
458 then we have a new hire coming on.

459 Mr. Perez stated correct.

460 Mr. Kramer stated so to get up to full staff, you still need to hire one more. Well,
461 actually two more, the replacement for Mr. Santiago and the open position.

CARBON

Harmony CDD
February 7, 2023, meeting

462 Mr. Perez stated which we have staffed right now with labor staffers, correct.

463 Ms. Kramer right you have day laborers coming in. Are we keeping consistent day
464 laborers so that when they?

465 Mr. Perez stated yes, it has been the same, one has been the same labor staffer for the
466 last three or four weeks. We have kicked a few out, if they do not show up we tell them we
467 do not want them back, so we are we are pretty picky with it. It is not like we are picking
468 them up from Home Depot on the back of the truck so.

469 Ms. Kramer stated I do not know, you can find some good ones there, let me tell you.
470 Now is it a situation where they can turn into permanents later, or?

471 Mr. Perez stated correct yes. If our contract with them is that they have to work a set
472 number of hours with us and then once they hit that number of hours then we can move to
473 proceed to hire them as full-time employees and we have done that with we have done that
474 with quite a few staffers to be honest with you.

475 Ms. Kramer stated ok. Any other question and CDD services, if you go to the contract,
476 I think I sent it out to everybody previously, with Inframark it has the scope and it has very
477 specifically the five positions and what is expected of each position. And again, some of
478 these could cross but, again, it can give the Board members and the residents and the public
479 if they want to copy of it we can put that out there but exactly what because our field
480 services staff does a lot. I mean they do a lot. But I want to remind all the Board members
481 that again our role, which we will get to in a minute, our role is strictly policy making and
482 making the high-level decisions. We are not allowed to go up to Mr. Santiago or Mr.
483 Vinson and say hey I need you to do this. The contract is very specific that our expectation
484 is to go through Mr. Perez and not mess around with the field staff.

485 Mr. Leet stated Inframark is the employer.

486 Ms. Kramer stated yes, Inframark is the employer. there are all sorts of situations where
487 that has gotten, not necessarily in Harmony but in a lot of other public services, and that is
488 why again you see the City Managers in many of the cities or the County Manager gives
489 that protection for the employees from the politicians or the elected officials. So, we want
490 to keep that separation so just as a reminder there. And that brings us to our District
491 Manager unless anybody has another question about field service.

492

493

Harmony CDD
February 7, 2023, meeting

494 **ii. District Manager**

495 Ms. Kramer stated ok, tell us what you do Ms. Montagna and give us a quick rundown
496 or that is in the contract too if you really wanted detail without having to spend the time
497 here but just generally she runs us.

498 Ms. Montagna that is essentially it, and yes my scope is in the contract but if anyone
499 has any additional questions I am happy to help and answer those. Your point of contact
500 via the contract, or not really the contract per se but in in all Districts, we have one point
501 of contact. It typically is the Chairman and so there is a lot of stuff behind the scenes, in
502 between meetings, that Ms. Kramer and I do, meet, accounting, financials, all that kind of
503 stuff behind the scenes. So, but if you have any other questions I can answer them, if not
504 we can move on.

505 Ms. Kramer asked ok, any questions about the District Manager?

506 Ms. Kramer stated ok, District Engineer.

507 **iii. District Engineer**

508 Ms. Kramer stated our District Engineer role is to advise us on our infrastructure and
509 again I do not know if he is still here or listening, but the District Engineer's job, and think
510 of it as horizontal versus vertical. Our District Engineer does everything horizontal so the
511 stormwater ponds, pipes, the alleyways, anything that needs engineering input. Typically,
512 the District Engineer does not do things that go up, so your structures, and that is why when
513 we look to move the storage area out from near the garden out to another area that has more
514 permanent access or reliable roadway we are going to have to bring in probably an
515 additional planner and builder. We may not need our engineer for that since at least one of
516 the possible locations already has a roadbed and everything there so we would not have to
517 look for that. So, does anybody have any questions about our District Engineer what he
518 does? Ok.

519 **iv. District Legal Counsel**

520 Ms. Kramer stated District Legal counsel again, pretty self-explanatory, he advises us
521 on legalities and keeps us out of trouble, hopefully, if we listen to him or her, whichever
522 the case may be. Any questions about District Legal Counsel?

523 **v. CDD Supervisors**

524 Ms. Kramer stated and the Supervisor's role. Ms. Montagna do you want to go over
525 that, what we can and cannot do or should or should not do?

526 Ms. Montagna stated yes, so your role as a Supervisor is policy driven. You are an
527 elected official and you are, your essential job is to make the policies and decisions for the

CARBON

Harmony CDD
February 7, 2023, meeting

528 District. It is our job as management and staff, meaning counsel, engineer, and all of that,
529 to bring you as much information as we possibly can on whatever the topics are for you to
530 be able to make an intelligent decision on those topics. It is not to get into the weeds and
531 go out and do stuff. There is no policy against Board members meeting with vendors or
532 what have you, but it really can get chaotic if you get into the habit of doing that because
533 then the vendors are being pulled in different directions. So, but the essential job that you
534 have as I stated is policy driven it is administrative. Ms. Phillips, I know Mr. Leet, Ms.
535 Kassel and Ms. Kramer have an idea is there any specific questions from you that you may
536 be confused about or in the gray about that I can help clarify? I do not want to go into the
537 weeds with everybody else being that they understand.

538 Ms. Phillips stated no I am starting to understand that with each passing month. For
539 instance, with the RV lot I was laying awake the other night and I started thinking, what
540 was it I was thinking? It was some little minutia that I should leave in your hands is what I
541 was trying to say so I am starting to finally get it, about the policy making and not getting
542 into the details. You bring us the information we make a decision and then you carry it out.

543 Ms. Montagna stated right and if there are things that you are seeing out there or that
544 you do not necessarily think should be going on then, obviously, the time to bring that up
545 is at a Board meeting, under supervisor comments. Or if you ask for something to be added
546 to the agenda because you are noticing something out there that is not quite the way it
547 should be that the Board needs to look into it possibly make a decision on. The other big
548 part that I will say is this, and I stress this in every District, Board members you do have
549 access to your legal counsel and your engineer, however they are billable, and you can rack
550 up billable expenses very quickly. So, what we typically, and most Boards will do, if it is
551 an out of hand problem the Board sometimes will make a motion or a policy or something
552 stating that you need to run everything through your District Manager. Either I can get you
553 the answer and if I cannot then I will go to counsel or engineering to get that answer for
554 you. If you start reaching out directly, again, just keep in mind they are billable, that can
555 get your expenses out of whack. So outside of that, that is pretty much it.

556 Mr. Leet stated that was item 7.

557 Ms. Kassel stated yes I was going to say that.

558

559

Harmony CDD
February 7, 2023, meeting

560 **vi. Chair**

561 Ms. Kramer stated as Ms. Montagna said as far as the chair is concerned basically acts
562 kind of like a Mayor or a coordinator so that you do not have to worry about everything I
563 coordinate with our District Manager and together we make sure the wheels do not fall off.
564 So, that is pretty much what I do.

565 **vii. Supervisors' Interaction with District Professionals and Staff**

566 Ms. Kassel stated I do have a question. Under this item B7, 3B7, in regard to contact
567 with field services for example right behind my house the drain partly collapsed yesterday
568 and so I texted Mr. Perez directly to say this is going on, apparently somebody had already
569 reported to him, and he let me know that they were addressing it. But sometimes it feels
570 like it is a little, I mean Mr. Perez is not going to be sending billable hours, so I just thought
571 it would be much more direct to go right to him since it was a relatively dangerous situation
572 potentially.

573 Ms. Kramer stated, and you can, that is not a problem. That would be for District Legal
574 Counsel and District Engineer.

575 Ms. Kassel stated and not on staff.

576 Ms. Kramer stated yes, in fact for all of us, one, we are still residents, and I constantly
577 am sending things into CDD maintenance and letting them know but, again, if it is a health
578 and safety issue that needs to be addressed, our contract says that the Supervisor's point of
579 contact is Mr. Perez. Yes, so that would be appropriate.

580 Ms. Kassel stated, and I just want to say, Mr. Perez, thank you for being so quickly
581 responsive. So, a neighbor sent me a photo of that drain problem yesterday and I reached
582 out to him, and he got right back to me and later on that day somebody, another neighbor,
583 reached out to me about the sycamores on Beargrass Road and what was happening with
584 them, and he responded like this. Thank you, Mr. Perez. I so appreciate your responsiveness
585 and your clarity, thank you.

586 Mr. Perez stated no problem.

587 Mr. Leet stated and along those lines, if we acting as residents are sending something
588 in to CDD maintenance, I know a lot of times Mr. Morrell might be the one that replies but
589 we are still, we have made that communication through Inframark and everything so that
590 is not the same as us hey you know.

591 Ms. Kramer stated yes and the reason for that separation is that the case law is replete
592 with Supervisors or County Commissioners or County Councilmen who have been

Harmony CDD
February 7, 2023, meeting

593 misusing, and just blurring the line between what, so it is good to have that extra thing.
594 When we send things into CDD maintenance, it goes to Ms. Montagna and Mr. Perez, in
595 addition. Is that right?

596 Ms. Montagna, yes, it goes to Mr. Perez, myself, and six other people.

597 Ms. Kramer stated so, Inframark is fully informed. Ok, now on 7, as far as information
598 so we check with the District Manager first. Ms. Montagna you are our District Manager
599 right now?

600 Ms. Montagna stated forever.

601 Ms. Kramer stated and so we will touch base with Ms. Montagna first. She may have
602 the information you need right off the top of her head, or she may be able to get it but it
603 streamlines it in that we all may have the same question and if all four of us go to the
604 District Engineer, or go to the District Attorney, again those billable hours rack up real
605 quick.

606 Ms. Kassel stated we understand, you got it.

607 **C. Supervisors Serving as Liaisons**
608 **i. Buck Lake Committee with Harmony West**

609 Ms. Kramer stated our next item are supervisor serving as liaisons. We only have one
610 formal area that we have a liaison to a specific entity and that is the Buck Lake Committee.
611 We share Buck Lake with Harmony West. They actually own it, and we have an agreement
612 that provides us with full access to it. We share costs in maintaining it and there is a Buck
613 Lake Committee. Right now we have been able to work out most of the concerns with it
614 and get to a point where we are just on an annual basis of meetings. The next meeting is in
615 March. I am currently the liaison to that but if anyone else wants to take that on, I would
616 be more than happy to turn it over. So, just let Ms. Montagna know if you are interested
617 and then we can bring it back to the Board to get that change made.

618 Ms. Phillips asked you mean the lake where the boats are?

619 Ms. Kramer stated yes ma'am.

620 Ms. Phillips asked that is owned by Harmony West?

621 Ms. Kramer answered yes.

622 Ms. Phillips asked does it border Harmony West?

623 Ms. Kramer stated yes. The canals and everything that come off the lake.

624 Ms. Phillips stated oh, right.

CARBON

Harmony CDD
February 7, 2023, meeting

625 Ms. Kramer stated the original intent was to have it owned by a conservation
626 management entity, a nonprofit, but I do not know all the history of it. It was going to be
627 donated to us but then it was turned over to them, but we do have an agreement that locks
628 it in, and it would be very difficult for them to block us out is almost impossible.

629 Ms. Phillips asked but they do not use our boats?

630 Ms. Kramer stated no.

631 Ms. Phillips asked so are they ever going to put in their own?

632 Ms. Kramer stated they are not going to put in their own boat area. They do have two
633 launching areas controlled by homeowner's associations that are behind gates but there
634 they are specifically or basically for hand launching of canoes and kayaks.

635 Ms. Phillips stated oh, ok.

636 Mr. Leet stated now, when the North gets developed they will probably have their own
637 dock. Is it the understanding, is that correct?

638 Ms. Kramer stated I do not know they were not included in the agreement.

639 Mr. Leet stated ok, yes, and so.

640 Ms. Kramer stated being that it is a private lake.

641 Mr. Leet stated right, yes.

642 Ms. Phillips stated that is your backyard right?

643 Mr. Leet stated oh, a lot of people's backyard.

644 Ms. Phillips stated I know, but I mean, yes. Make sure you have the right.

645 Ms. Leet stated I guess at different times, I mean, they carved out Harmony West has
646 its own CDD. Is it going to be yet another separate CDD for the North, do we know?

647 Ms. Kassel stated not sure, I thought it was part of Harmony West.

648 Ms. Kramer stated it wraps around. I have seen the full plans. It wraps around.

649 Ms. Kassel stated yes, so it is all Harmony West.

650 Ms. Kramer stated I think it tags into.

651 Ms. Kassel stated yes, yes. It is, it borders on The Ranch.

652 Mr. Leet stated yes.

653 Ms. Kramer stated ok.

654 Mr. Leet stated so my question was how often and when are those Buck Lake
655 Committee meetings?

Harmony CDD
February 7, 2023, meeting

656 Ms. Kramer stated again we have gotten them down, we did, I brought all the
657 information back to the Board about the agreed upon plan and policies and everything with
658 the with the lake. And we adopted all those so now it is strictly a once a year in order to
659 have a contract with an entity to maintain the lake.

660 Ms. Kassel stated which has been Biotech.

661 Ms. Kramer stated Biotech, yes. Unfortunately, the difficult part of all this is that it is
662 a two-person committee, so you end up with a stalemate.

663 Ms. Kassel stated yes.

664 Mr. Leet stated and when they do have these meetings? Is that like weekdays during
665 business hours?

666 Ms. Kramer stated yes because they are still developer controlled. Now once they are
667 no longer a developer controlled CDD then that may change.

668 Mr. Leet stated right.

669 Ms. Kramer stated, and the meetings may be in a different location. Right now, they
670 are up in Kissimmee at Johnston Surveying, and it is kind of a pain in the rear to get there.

671 Mr. Leet stated yes. Would their threshold for going over to resident control, is that
672 contingent on that entire developable area because that is going to be awhile.

673 Ms. Kramer stated so, we will see. But anyway, so think about it. If I know both of you.

674 **ii. Landscaping with IFAS and Benchmark**

675 Ms. Kassel stated well, I am willing to consider taking on item C2, landscaping with
676 IFAS and Benchmark.

677 Ms. Kramer stated ok.

678 Ms. Kassel stated but I think we need somebody with a firm, how do I articulate this?
679 Somebody who is not a pushover with the Buck Lake Committee and Harmony West.

680 Ms. Kramer stated you have read some of the minutes. Ok so.

681 Ms. Kassel stated yes, so tell me more about liaison between IFAS and Benchmark.
682 What that role looks like.

683 Ms. Kramer stated Ms. Montagna, I do not know, again. A lot of our landscaping is
684 aging and needs to be replaced.

685 Ms. Kassel stated believe me, I look at it every day.

686 Ms. Kramer stated yes, Ms. Sullivan said hey you guys need to rip out a lot of this stuff
687 it is because the trees have grown up there is too much shade and change out the type of
688 vegetation.

CARBON

Harmony CDD
February 7, 2023, meeting

689 Ms. Kassel stated plus I think we have a lot of shrubbery and other plant material that
690 has aged out. In other words, just like a tree has a life, just like a human has a life, plants
691 and shrubs have a life, and it is not indefinite, it is not forever. So, I think a number of these
692 shrubs have not been taken care of and they are also reaching the end of their life cycle.
693 But, there is a lot of it, and it is going to be an expensive replacement. But we need to focus
694 on plants that are more native and that are appropriate for the particular location, the
695 amount of light, the kind of soil, the amount of moisture, all of that. So that there is less
696 maintenance required, less upkeep, and so that is my thinking about it.

697 Ms. Kramer asked ok, so are you willing to run with that?

698 Ms. Kassel stated ok, so I just need to know a little more about what the role is.

699 Ms. Kramer stated I would envision it as working with Benchmark to identify areas
700 that need to be reworked, in an order of priority. And we need to watch our budget while
701 that is happening. But, say you select one pocket park and say ok, we are going to that is
702 going to be a project and then work with IFAS. Now it will not be just Ms. Sullivan, she
703 gave me someone else's name there, but you could ask her.

704 Ms. Kassel stated so then the bigger question.

705 Ms. Kramer stated and then.

706 Ms. Kassel stated I am sorry, go ahead.

707 Ms. Kramer stated then come back to the Board and say hey this is what we worked
708 with IFAS and with Benchmark and here is what we would recommend and maybe
709 Benchmark can do a little graphic of it so that we, the Board members can see it, I am not
710 a good visual person with just names of plants.

711 Ms. Kassel stated right.

712 Ms. Kramer stated but a little graphic then we could take a look at it, it will have a
713 budget because Benchmark will be working with you on that.

714 Ms. Kassel stated so I have a question, and this question is probably for Ms. Montagna.
715 Because we are replacing landscaping will that fall under reserves, or will it fall under
716 maintenance?

717 Ms. Montagna stated you have a line in the budget for you, let me pull it up make sure
718 I say it the right way, but I believe it is other landscaping.

719 Ms. Kassel stated but that is very minimal it is a small amount it is not going to cover
720 much at all.

CARBON

Harmony CDD
February 7, 2023, meeting

721 Ms. Montagna stated if it is rework needed, it would need to come from reserves.

722 Ms. Kramer stated or replacements which would be the reserves.

723 Ms. Kassel stated well that is why I am asking Ms. Montagna if that is like legal, if that
724 is allowable. Can we use renewal, and can we use what can we use reserve monies for
725 renewal and replacement of landscaping.

726 Ms. Montagna stated yes.

727 Ms. Kassel stated ok.

728 Ms. Montagna stated you can use reserves for whatever the Board would like them to.
729 We did away with your earmarking reserves. Now it is just in in an account, a reserve
730 account, to be earmarked as you see fit.

731 Ms. Kassel stated however, we are going to need to discuss this in more detail regarding
732 the amount within the reserves that we are willing to set aside for landscape refurbishment.
733 Because we are already spending a lot of those, we are probably going to end up having to
734 pull money from reserves to, or from somewhere, to cover the extra cost of the landscaping
735 services that is not in our budget.

736 Ms. Kramer stated yes, I think we have found that, not touching reserves. So, we will
737 hopefully bring that back to you next.

738 Ms. Kassel stated but we also have a lot of other things that we that we need.

739 Ms. Kramer stated yes, that have to be prudent.

740 Ms. Kassel stated exactly.

741 Ms. Kramer stated the front fence.

742 Ms. Kassel stated yes.

743 Ms. Kramer stated I mean our list from our reserve study is pretty major and pretty
744 expensive. We are just at that age in our community that it is that time.

745 Ms. Kassel stated so I am going to need input from the Board before I meet with IFAS.
746 When I am when I am looking, with Benchmark, and I assume Mr. Perez is going to be
747 part of those conversations. Do I have that right Mr. Perez, or not so much?

748 Ms. Montagna stated yes.

749 Ms. Kassel stated ok, well I heard from Ms. Montagna, but not Mr. Perez, ok.

750 Ms. Kramer stated she is his boss, so she can do that.

CARBON

Harmony CDD
February 7, 2023, meeting

751 Ms. Kassel stated so I am going to need some guidance from the Board about how
752 much we want to set aside for that and before I start meeting with Benchmark and talking
753 with Mr. Perez.

754 Ms. Kramer stated and if you guys could just get a feel for how much, how many of
755 these areas we need to do so we can figure out how much of a priority this is. So that would
756 be the landscape. There is the budget, and the ponds were listed. I do not know where these
757 came from.

758 Ms. Kramer stated Management Liaison which I think I am pretty much that with you
759 Ms. Montagna, is that right?

760 Ms. Montagna yes, so typically if you want to develop them usually you will have a
761 landscape pond you typically, you do not really have much going on with your ponds.
762 Management is typically your Chair. Every now and then on the Board we will have
763 someone that is an accountant or that has finance background and that is who the Board
764 would like to appoint as a budget/finance person.

765 Ms. Kramer stated well let us put out that is the one thing I think we are lacking in
766 expertise on the Board.

767 Ms. Kassel stated hopefully somebody, there will be people who will be applying. Have
768 you gotten any applications yet Ms. Montagna for the CDD Board position?

769 Ms. Montagna stated yes, we have two one from a Mr. Meek and then one from Ms.
770 Meek, those are the only two we have so far.

771 Ms. Kassel stated well at any rate, probably one of the things that we will hope to look
772 for is a substantial financial understanding.

773 Ms. Kramer stated that is that is our gap right now, because I know math, but
774 accounting makes my eyes glaze over so that would be great to have.

775 **iii. Budget**
776 This item was not discussed in the meeting.

777 **iv. Ponds**
778 Ms. Kramer stated the ponds, we do have the Lakes. A bunch from the Lakes have
779 approached us to do a little more on the ponds, but they said that at this point time since
780 we have a new landscaper coming in they will wait and see how their maintenance of the
781 ponds goes before. So, think about it if you guys want to do that.

782 Ms. Kassel stated are we talking because the landscaper does not deal with interior of
783 the pond.

CARBON

Harmony CDD
February 7, 2023, meeting

784 Ms. Kramer stated they just mow.
785 Ms. Kassel stated they just mow around the pond and that is only quarterly right?
786 Ms. Kramer stated no, now they do within a foot of the water's edge.
787 Ms. Kassel stated how often, every week? No?
788 Ms. Kramer stated regularly.
789 Ms. Kassel stated ok.
790 Ms. Kramer stated yes we still want to keep that buffer in there to protect from shoreline
791 erosion.
792 Ms. Kassel stated and to catch trash before it gets to the pond.
793 Ms. Kramer stated before for it hits the pond.
794 Ms. Kassel stated and also to catch fertilizer runoff.
795 Ms. Kramer stated now the other thing we already have, which I do not know if it is a
796 liaison or volunteer, but we have Mr. Leet who does the website and the recording of the
797 meetings. That is what keeps him busy.
798 Ms. Kramer stated think about it, Ms. Phillips, what you might want to do or get
799 involved with and again there are a lot of other areas that we can come up with. If you want
800 to be the one looking and keeping an eye on. Again, I like to go you take the most expensive
801 areas and work down. You are going to get the biggest bang for the buck looking at the
802 most expensive stuff. So, our water bills, our electric bills, if you are willing to keep an eye
803 on those.
804 Ms. Phillips stated and actually I was, on the water bills I do not know there is probably
805 somewhere I would like to make a chart of which meter goes where they are.
806 Ms. Kramer stated I provided that to Mr. Perez. There is an interactive map that you
807 can actually walk around Harmony and touch it and see.
808 Ms. Phillips stated ok.
809 Ms. Kramer stated where the meters are.
810 Ms. Phillips stated because if I could write them down every month, put them in the
811 right spot and we can see you know this one is usually \$40.00 a month and all of a sudden
812 it is \$300.00, well something is wrong you know.
813 Ms. Kassel stated yes, but the bills show what the usages over the last year typically
814 are.

CARBON

Harmony CDD
February 7, 2023, meeting

815 Ms. Kramer stated, and we have got to be careful with that, but we can go over all that.
816 And Barbara with Toho, she is our customer service representative she has is sending us
817 weekly every Friday.

818 Ms. Phillips stated oh that is right.

819 Ms. Kramer stated a summary, and it is wonderful to look at. I mean we have one area
820 out near the Estates that is using, what was it 69,000 gallons of water every time the
821 sprinklers come on. And that is once a week, I mean twice a week, so that bill runs us
822 anywhere between \$2000.00 just for that meter, \$2000.00 to \$4000.00 a month so Mr.
823 Perez and Benchmark are tracking that down now to find out where is all that water going,
824 that is an enormous amount of water.

825 Ms. Phillips stated right.

826 Ms. Kramer stated and that is been going on for years. So again, this is why it is so
827 important to watch these like a hawk.

828 Ms. Phillips stated well it is possible there is something going on underground.

829 Ms. Kramer right, and that is what they are.

830 Ms. Phillips feeding into their water supply so they can sell it to us again.

831 Ms. Kramer stated no, I do not think so, I certainly hope not. They are really good and
832 the nice thing about them is when you spot something, and we find it and we correct it then
833 they are really good about giving us back for that.

834 Ms. Phillips stated I did not mean that they were causing it or

835 Ms. Montagna stated right.

836 Ms. Phillips stated I just meant that it was kind of we need think about siphoning it off.

837 Ms. Kramer stated but yes so that is there.

838 Ms. Phillips stated can I ask a question about the electric?

839 Ms. Kramer stated sure.

840 Ms. Phillips asked are our streetlights solar powered to any extent?

841 Ms. Kramer stated no.

842 Ms. Phillips asked why do the lights go on and off all night long?

843 Ms. Montagna stated if they are going on and off all night long they need to be reported
844 because there is probably a short or it is not screwed in, or the bulb has kind of.

845 Ms. Phillips stated ok.

CARBON

Harmony CDD
February 7, 2023, meeting

846 Ms. Kassel stated you know, I have been seeing this for years because I walk my dog
847 6:00 o'clock in the morning and for many months of the year it means that I am seeing
848 these lights blink on and off and the residents do not report them. So, I was wondering if
849 maybe we can shift somebody's schedule, somebody in field services schedule, to just start
850 later and end later for one particular day to do a drive through of the community and look
851 for lights that are, I do not know how else to address this maybe there is some other way,
852 to look at the lights that are blinking on and off or not operating at full capacity.

853 Ms. Phillips stated I will get on my golf cart in warm weather. I will do it.

854 Ms. Kassel stated ok, so at the base of each of these poles, there should be a number on
855 like a silver plaque.

856 Ms. Phillips stated right. Because there is one right outside my bedroom window, and
857 it always wakes me up.

858 Ms. Kassel stated right, yes.

859 Ms. Kramer stated and there is an app on your phone that you can report it.

860 Ms. Kassel stated for OUC.

861 Ms. Phillips stated oh, ok. Then someone, so I think I had contacted maybe it was Mr.
862 Santiago or one of them and he told me about that. They have a number, but then someone
863 else told me that they motion detect and they would get brighter if they thought someone
864 was in the area so I thought oh it is supposed to be like this. So, then I got real nervous.

865 Ms. Montagna stated yes, no they.

866 Ms. Kramer stated they have light sensors that tell them when they come on and off.

867 Ms. Phillips stated yes but it should stay on.

868 Ms. Kramer stated it should stay on. Once it is dark out that should stay on steady.

869 Ms. Phillips stated ok.

870 Ms. Kramer stated, and you know there was one time where I noticed a whole section
871 was staying on all day long.

872 All Supervisors stated oh.

873 Ms. Kramer stated, and I reported that they got right on it. But, you know, I kept
874 thinking that someone would do that, so do not assume someone is going to take care of it.

875 Ms. Phillips stated ok.

876 Ms. Kramer stated if you can, report it right away.

CARBON

Harmony CDD
February 7, 2023, meeting

877 Ms. Kassel stated so that would be great Ms. Phillips. If you would be willing to take
878 that on throughout Harmony.

879 Ms. Kramer stated that would be huge.

880 Ms. Kassel stated throughout Harmony. Each evening pick a few streets.

881 Mr. Leet stated really anything except coming on at dusk and going off at dawn, the
882 blinking.

883 Ms. Phillips yes.

884 Ms. Leet stated stuck on all day.

885 Ms. Kassel stated the low light.

886 Ms. Kramer stated there is one on the corner of Sebastian Bridge and Five Oaks that is
887 always on, and I have reported it four times so, I do not know.

888 Ms. Kassel stated and that is another thing. I have reported some of these street light
889 outages or intermittent performance and nothing happens, so I do not know how to make
890 OUC, I mean, we are paying for the maintenance on these streetlights so.

891 Ms. Phillips stated oh so we, ok so, because someone else told me well they were ours
892 to deal with and we owned them.

893 Ms. Kassel stated no, we do not.

894 Ms. Phillips stated so we pay the fee to have a maintained.

895 Ms. Kassel stated that is right.

896 Ms. Phillips stated ok.

897 Ms. Kassel stated yes, every month.

898 Ms. Kramer stated yes, we pay a fee to maintain them, we pay the electric for them.
899 and you know so again if they are staying on or malfunctioning it is critical.

900 Ms. Phillips stated, and you had mentioned there is some quite a few that have meters
901 we are paying for the meters but there is really no water usage.

902 Ms. Kramer stated yes, we need to look into that if we can ask Benchmark to take a
903 look at it, Ms. Montagna and Mr. Perez.

904 Mr. Leet stated Mr. Perez just emailed out the meter map.

905 Ms. Phillips stated ok.

906 Ms. Kramer stated oh ok, great. But if you guys can get with Benchmark and see if
907 there is some way to get rid of the large number of electric meters we have at each zone,
908 because what is happening is they are increasing the monthly meter charge and, again, we

Harmony CDD
February 7, 2023, meeting

909 use just maybe \$1.17 worth of electricity for each of those meters, but the meter charge is
910 going to end up costing us \$30 to \$35. Right now, I think it is \$18 but they are going up
911 and if we can get ahead of that, that would save us a considerable amount of money.

912 Ms. Phillips stated ok.

913 Ms. Kramer stated so I do not know if it is a solar or a battery situation or if there is
914 some other solution to that.

915 Ms. Phillips stated yes, yes, ok.

916 Ms. Kramer asked Ms. Montagna are you there?

917 Mr. Perez stated Ms. Kramer, I can check with Benchmark, but being that it is a
918 MaxiCom system there is going to be a certain amount of power that has to go to each
919 controller and satellite so I will check with them, but I do not know if that option is
920 available at this time.

921 Ms. Kramer ok, if you can just check and see if there is some alternative.

922 Mr. Leet stated or if there is a couple there just close enough to each other that we
923 might be able to use one.

924 Ms. Kramer stated use one meter on there one electric meter on them or consolidate.

925 Mr. Perez stated yes, I will check.

926 Ms. Kramer stated ok, I would be glad to run off my house for \$1.17.

927 Ms. Phillips stated well the same with watering those trees with the bags.

928 Ms. Kramer stated right.

929 **D. Supervisors Volunteering to Perform Services for the CDD**

930 Ms. Kramer stated the last item got here is supervisors volunteering to perform services
931 for the CDD.

932 Ms. Kassel stated I thought we were there already?

933 Ms. Kramer stated oh well it kind of blends in.

934 Ms. Phillips stated yes.

935 Ms. Kramer stated but this is more like going out and painting fences or something not
936 so related to our decision making. Go ahead Ms. Montagna what do you have?

937 Ms. Montagna stated do not do it.

938 Ms. Kramer stated do not do it, that is what I wanted to hear.

939 Ms. Kramer stated again as I said, and I think Ms. Montagna just reiterated, there are
940 problems with that. We had a Board member that used to do a lot of that, but we do not

Harmony CDD
February 7, 2023, meeting

941 have any insurance that covers Board members so do not get out there and start doing things
942 that could cause us liability problems.

943 Mr. Leet stated so question of if it is something that like the nature and animal
944 committee is doing like trail maintenance, that is strictly on private developer property.

945 Ms. Kramer stated, and it is HROA.

946 Mr. Leet stated yes.

947 Ms. Kramer stated so if anything under HROA, my understanding is they do have
948 volunteer insurance as long as.

949 Ms. Kassel stated no. We do not have volunteers. On the Harmony Natural and Animal
950 Committee, we are not allowed to have volunteers, we can only have committee members.
951 You can volunteer to help with trail maintenance, you have to become a committee
952 member. You cannot just one-off volunteer.

953 Mr. Leet stated you are, yes.

954 Ms. Kramer stated no, but I am saying that you do have insurance that covers your
955 committee members.

956 Ms. Kassel stated yes, that is right.

957 Ms. Kramer stated but we do not, so let us not do that. We have a section.

958 Ms. Phillips stated do I remember a story about Ms. Kramer climbing a tree?

959 Ms. Kramer stated climbing a tree? No.

960 Ms. Phillips stated to fix something or maybe.

961 Ms. Kramer stated no, I yes, I nipped a branch with a pole saw. I do not do that anymore,
962 I was scolded.

963 Ms. Kassel asked you were reprimanded?

964 Ms. Kramer stated yes, but not by anybody in the CDD. You can imagine who
965 reprimanded me.

966

967 **FOURTH ORDER OF BUSINESS** **Other Items**

968 Mr. Hamstra stated I believe you all received by now Greg's color-coded neighborhood
969 C1, C2 schedule to get to the homeowners or at least put on the website for their
970 information. Number two we are soliciting for inspectors in the area, meaning Osceola
971 County. The best offer we got so far is an inspector for \$120 an hour, which for inspectors
972 that is a little pricey, so we are still shopping before CCI gets too far along or ahead of us
973 we are trying hard to find somebody in that area that will be out there two or three days a

CARBON

Harmony CDD
February 7, 2023, meeting

974 week to watch the guys, watch the firm. And then I put out there for Friday afternoon or
975 Saturday morning for those who were interested, if you want to meet on Billy's Trail just
976 let me know, I will lock it in.

977 Mr. Leet asked should that be limited to one Board member, or would that be more
978 than?

979 Ms. Montagna stated at the last meeting it was going to be Mr. Hamstra, Ms. Kramer,
980 and Mr. Dwyer. And I have sent out an email asking for their three schedules so I can go
981 ahead and get it scheduled for them to meet out there.

982 Ms. Kramer stated all right, thank you.

983 Ms. Kassel asked anything else David?

984 Ms. Kramer stated thank you. Anything else David?

985 Mr. Hamstra stated no, if anything pops up, just text or call me, I will be driving for
986 several hours.

987 Ms. Kramer asked other items that we may want to discuss?. Does anybody have any
988 associated with our organization or anything like that? I mean our organizational issues.

989 Ms. Phillips stated well I still need, I do not even know what AVID is, but I still need
990 that training.

991 Ms. Kramer stated ok, we need.

992 Ms. Phillips asked is that where all the bills are?

993 Ms. Kramer stated yes.

994 Ms. Phillips stated all communication that they get on.

995 Ms. Kassel stated yes, Ms. Montagna will put you in touch with a person who will give
996 you that training.

997 Ms. Phillips stated ok, is that something I will do in person?

998 Ms. Kramer stated no, it is really easy to do, and you can do it right over.

999 Ms. Kassel stated Zoom.

1000 Ms. Kramer stated Zoom.

1001 Ms. Montagna stated they use Zoom now, so I am sending an email to Ms. Davis, and
1002 you, Ms. Phillips, right now.

1003 Ms. Kramer stated ok, let us make sure that happens. She is going to need to see be
1004 able to get more time certain access to those.

1005 Ms. Phillips stated and the other thing that I that still bothers me that I cannot quite get
1006 a handle on is e-mail. Now, so it is in Outlook. And I cannot read any of them, but there is

CARBON

Harmony CDD
February 7, 2023, meeting

1007 so many of them and I do not need anymore and that is why sometimes I am not always
1008 prepared because like an e-mail came in and I read it I was doing stuff and then maybe
1009 another one came in but I did not notice and then three or four more come in that are not
1010 anything and if I cannot pick those out of my inbox.

1011 Ms. Kassel stated so.

1012 Ms. Phillips stated then the important ones get lost in the shuffle.

1013 Ms. Kassel stated so I have a question for Ms. Montagna because my understanding is,
1014 and please Ms. Montagna tell me if this is correct, either you keep everything or you delete
1015 everything once you have received it and responded to it.

1016 Ms. Kramer stated oh no do not delete them please.

1017 Ms. Montagna stated no, you cannot delete anything, nothing. What you can do in your
1018 e-mail is you can create folders and shove stuff into each folder that way it keeps your
1019 inbox clean so you can keep up with things that are coming into your inbox. There is a
1020 bunch of different ways. I will be on site on the week of the 20th if you need help with that
1021 Ms. Phillips, I am happy to stop by and kind of show you how we can set up some folders
1022 for you so you can.

1023 Ms. Phillips stated but I cannot even when I am on this Outlook mail system. The one
1024 day I had an e-mail and I wanted to compose an e-mail and I could not even figure out how
1025 to compose it. I had to exit the program and start it back up because then it has the little
1026 icon. So yes, I am really struggling with this Outlook. It is, I know millions of people use
1027 it and it is very business friendly but.

1028 Mr. Leet stated another way to organize and maybe it was a little more chaotic, but you
1029 can just leave things in the inbox and with me I will leave something unread if it is
1030 something that I have not really drilled into yet need to respond. Even after you read
1031 something you can go back and mark it as unread that will go back to being bolded and
1032 you know hey I need attention and you know and get back to later kind of thing.

1033 Ms. Kramer stated yes, and you can also flag it.

1034 Mr. Leet stated so that is maybe stopping short of doing a full organization what I mean
1035 there is that you know agendas or whatever else.

1036 Ms. Phillips stated yes.

1037 Mr. Leet stated but you can also have a, like there is more than one way to do it.

1038 Ms. Kramer stated yes.

CARBON

Harmony CDD
February 7, 2023, meeting

1039 Ms. Phillips stated well I think what I need is I could find a help guide on it. I am not
1040 able to find anything like that. Ok, but anyway.

1041 Ms. Kramer stated ok so those are, you need AVID and Outlook training.

1042 Ms. Phillips stated yes, right.

1043 Mr. Leet stated my question, I would just like to, and I am not sure what would be
1044 involved in this, is we have an email cutover to the Outlook system and. What is that?

1045 Ms. Montagna stated no, go ahead I am listening.

1046 Mr. Leet stated I am having trouble accessing emails prior to that cutover. So, from like
1047 the first year that I was on the Board so I am not sure what would need to be done.

1048 Ms. Montagna stated we are currently working on getting the emails that you all have
1049 through GoDaddy. They are downloading everything and sending us that file.

1050 Mr. Leet stated ok so, yes, I just wanted.

1051 Ms. Kramer stated yes because that I frequently go back to find something and whoops
1052 it is below that, so.

1053 Mr. Leet stated yes.

1054 Ms. Phillips stated I have one other thing on email. My son was in town at Christmas,
1055 and I got him pool access card, because my house is his legal residence. And so, I sent an
1056 email to Mr. Morrell to get that you know with his photo, but I did all of that from my
1057 private email.

1058 Ms. Kramer stated yes, you should.

1059 Ms. Phillips stated and then when Vincent sent out a CDD email my address must have
1060 gotten converted in his thing. So what I did is I forwarded that e-mail to my CDD email,
1061 so it is in my inbox. Is that sufficient?

1062 Ms. Kramer stated yes.

1063 Ms. Phillips stated ok.

1064 Mr. Leet stated and then make sure you notify whoever did that so they do not do it
1065 again.

1066 Ms. Phillips stated I did. I texted him and he fixed it right away.

1067 Ms. Kramer stated ok. Alright

1068 Ms. Phillips stated yes I meant to ask that last month.

1069 Ms. Kramer stated ok. I have something that I got a call while I was in Iceland. It was
1070 from the Harmony Community School and so, needless to say, I picked it up right away.

CARBON

Harmony CDD
February 7, 2023, meeting

1071 But it was not about my grandkids, it was about portables. They want me to come down
1072 and sit and visit with Doctor Debra Pace to discuss use of portables. I need some history
1073 and it sounds like you may have it.

1074 Ms. Kassel stated so I was approached by a resident, who will remain nameless by that
1075 residence's preference, saying that the HOA was going to be, I should say HROA was
1076 going to be approached by the School Board regarding portables. I was like I do not think
1077 that is HROA purview. I requested to see if that resident knew of any agreements. I do not
1078 know if since we have not been able to get previous documentation from our prior District
1079 Counsel, I do not know if somehow that document has been recorded. Supposedly there is
1080 some kind of an agreement he thought it was with the HROA and the School District, but
1081 it sounds like it is with the CDD and the School District in regard to portables on the school
1082 property. I am not sure why that would be.

1083 Mr. Leet stated because there were some portables there in the past.

1084 Ms. Kassel stated well there were, but what would the CDD have to do with that?

1085 Ms. Kramer stated right.

1086 Ms. Kassel stated but supposedly there is some agreement.

1087 Ms. Kramer asked ok, so you do not have an agreement?.

1088 Ms. Kassel stated I do not have copy of the agreement.

1089 Ms. Kramer stated I have asked our District management to do a search they have been
1090 unable to find any agreement. I thought maybe it was a deed restriction when the property
1091 was donated to them but in the deed for the Community School property it does not mention
1092 anything about portables. So, if it is a separate agreement my guess is it is a separate
1093 agreement between Birchwood who would have been donating the property the CDD did
1094 not donate it, it came directly from Birchwood to the School Board. It would have been
1095 between those two entities in which case Birchwood would be the one to enforce it not.

1096 Ms. Kassel stated but if it is an easement and we are requesting that Birchwood turn all
1097 easements over to the CDD perhaps that is.

1098 Ms. Kramer stated it is not an easement though. Because I have looked on all the
1099 documents

1100 Ms. Kassel stated I see.

1101 Ms. Kramer stated and there is no easement.

1102 Ms. Kassel stated my suggestion is to ask the person for any documentation.

CARBON

Harmony CDD
February 7, 2023, meeting

1103 Ms. Kramer stated I am going to ask Doctor Pace. So, I know it was very controversial
1104 back in 2016 when it came up before.

1105 Ms. Kassel stated yes.

1106 Ms. Kramer stated and from reading the notes that I can find it basically said the HROA
1107 and the CDD were out of it. It was strictly residents taking their concerns to the School
1108 Board and trying to battle it that way. But I was looking to see because everybody I kept
1109 hearing about this agreement, but I have seen nothing, I can find nothing, so if anybody out
1110 there knows of anything please let me know.

1111 Ms. Kassel stated yes. So far I have not received any indication that we have an
1112 agreement.

1113 Ms. Phillips stated me either. Are they are thinking of putting in portables?

1114 Ms. Kramer stated yes. They are going to have to. The overcrowding is just
1115 phenomenal.

1116 Ms. Kassel stated well I do not understand why the County Commissioners have not
1117 funded new schools.

1118 Ms. Kramer well I do not understand why they are.

1119 Ms. Kassel stated when they are permitting all of this development.

1120 Ms. Kramer stated yes the problem is we used to have concurrency standards. we used
1121 to have a requirement that you have the capacity in your road your schools, your libraries,
1122 your playgrounds, before you approve all this development.

1123 Ms. Kassel stated right.

1124 Ms. Kramer stated that was all wiped out and now they are saying well you have to
1125 have the students in order to justify getting funding from the State in order to build a new
1126 school. So, you have to be overcrowded before you do anything about it. It takes two to
1127 three years to build a school. It is just it is so backwards, and it makes no sense but that is
1128 what it is.

1129 Ms. Phillips stated it is already so dangerous when school lets out in the afternoon
1130 because people are parked, I mean there is total gridlock.

1131 Ms. Kassel stated yes.

1132 Ms. Phillips stated if I was to come home at the wrong time of day I do not see how I
1133 would get home.

1134 Ms. Kassel stated that is right.

Harmony CDD
February 7, 2023, meeting

- 1135 Ms. Phillips stated, and I had.
- 1136 Ms. Kassel stated you have to go the other way around.
- 1137 Ms. Phillips stated my landscaper could not get to my house the other day because
1138 people would not let him through.
- 1139 Ms. Kassel stated yes, no you have to go to the other entrance.
- 1140 Ms. Phillips stated right, and he did not know the other entrance.
- 1141 Ms. Kassel stated right.
- 1142 Ms. Phillips stated he finally figured it out, but they are blocking. What is the point you
1143 know.
- 1144 Ms. Kramer stated I know.
- 1145 Ms. Kassel stated yes.
- 1146 Ms. Phillips stated they are afraid someone is going to get in front of them.
- 1147 Ms. Kramer stated I live right across.
- 1148 Ms. Phillips stated I know, I know.
- 1149 Ms. Kramer stated but it is convenient in some ways so.
- 1150 Ms. Phillips stated well I just love hearing the children's voices, all the laughing and
1151 the screaming. I love all that. But there is a great big empty lot across the street from school.
- 1152 Ms. Kassel stated yes but that is owned by a private owner.
- 1153 Ms. Phillips stated I know but maybe he could do something for the community.
- 1154 Ms. Kassel oh well, good luck on that.
- 1155 Ms. Phillips stated oh alright, I am sorry.
- 1156 Mr. Leet stated yes I guess between 2016 and 2018 there were portables on there.
- 1157 Ms. Kramer stated yes, yes they I think they opened the middle school in 2019, after
1158 the summer so the 2019-2020s school year they got rid of the portables but again we are
1159 back in that situation. Unfortunately building another middle school is not going to work
1160 because these are all elementary. I do not know what their plan is but.
- 1161 Ms. Phillips stated but a lot of people come in that do not, I mean that our school
1162 services more than just Harmony.
- 1163 Mr. Leet stated yes.
- 1164 Ms. Kramer stated yes. And that is the problem.
- 1165 Ms. Kassel stated people that do not live inexactly
- 1166 Ms. Kramer stated they ought to go out and build another school for all of it.

CARBON

Harmony CDD
February 7, 2023, meeting

1167 Ms. Kassel stated for people who do not live in Harmony.

1168 Ms. Kramer stated but again, I will.

1169 Ms. Phillips stated instead of bringing us.

1170 Ms. Kramer stated I will go ahead and meet with Doctor Pace and see if we can find
1171 out about whatever agreement or anything and I will just report back to everybody.

1172 Ms. Kassel stated ok.

1173 Ms. Kramer stated what is going on there.

1174 Ms. Phillips stated I feel bad for the kids.

1175 Ms. Kramer asked any other, any other follow-ups or discussions or?

1176 Ms. Montagna stated I do have one thing. Osceola County Schools reached out to me
1177 with their Learn to Swim Program. Apparently, they have done this previously in Harmony.
1178 The School District of Osceola County Learn to Swim Program for kindergarten, the
1179 program has been in the District for multiple years which the Harmony pool was used, but
1180 was suspended in 2020 due to COVID. The School Board voted to reimplement the
1181 program starting April 23, Harmony Community School students would walk to the pool
1182 with their teachers. The dates: eight-day program over two weeks, Monday, Tuesday,
1183 Thursday, and Friday. The preferred weeks are April 10th through the 21st, but can make
1184 later dates work if necessary. School provides certified swim instructor and the lifeguard,
1185 and the hours would be 9:00 a.m. to 2:00 p.m., number of students approximately twenty
1186 per hour and there is a certificate of liability insurance that can and will be provided. So
1187 that is the question that they are asking me to bring that will be on your

1188 Ms. Kassel February agenda.

1189 Ms. Montagna stated agenda. Ok, and I am going to send this e-mail out to everyone
1190 so you can see it first-hand review it and be prepared to make a decision at your meeting.

1191 Ms. Kramer stated wonderful. Did you have something Mr. Leet?

1192 Mr. Leet stated yes just speaking quickly, to you know we had the issues a couple
1193 weeks ago with getting the stuff set up. As it is right now, I talked to Mr. Perez on coming
1194 here early to set up. Usually, the field services they keep the microphones and the speaker.
1195 They will bring those, and they will set those up. I am fine continuing to do this, and I do
1196 not think there is any issue with that. If there is interest, it will take some work on my part,
1197 but would it be possible to label the equipment? Maybe build or write up something that
1198 someone else could follow to setup stuff completely in my absence if that needed to happen.

CARBON

Harmony CDD
February 7, 2023, meeting

1199 Ms. Kramer stated I think that is an excellent idea so maybe when we get the transition
1200 between Mr. Castillo and Mr. Morrell. So, maybe you guys can designate someone.

1201 Mr. Perez stated right, ok yes I will put some thought to that.

1202 Ms. Kramer stated this is your opportunity if you want to discuss or just.

1203 Ms. Kassel stated Ms. Montagna was going to say something.

1204 Ms. Kramer stated oh Ms. Montagna did you want to say something.

1205 Ms. Montagna stated no I lowered my hand that I initially raised.

1206 Mr. Leet stated we got your e-mail.

1207 Ms. Kramer stated again this is a time where we can just openly discuss any item you
1208 have concerns or thoughts or.

1209 Ms. Kassel stated I just wondered if there were any, well because since it is a workshop,
1210 if there were any rules that we had considered amending. There is nothing that I can think
1211 of at the moment, but I seem to recall that we had discussed something about amending
1212 some rules in the past.

1213 Ms. Kramer yes we need to go through our rules. And Ms. Montagna is going to go
1214 through since she has a lot of experience with other CDDs. She is going to go through our
1215 rules and with her knowledge of what other rules have been important in other CDDs and
1216 do the first cut since she is not a billable entity. So, she is going to do the first cut and then
1217 we can take a look at that and see what we want to do, if we want to make any of those
1218 changes, if we do not, if we are happy with what we have got. And then from there direct
1219 our attorney if there is work he needs to do. So, I am hoping she will get to that the next
1220 month or so, I know she has got a lot on her plate with Mr. Israel having left.

1221 Ms. Kassel stated yes.

1222 Ms. Montagna stated I am a quarter of the way through.

1223 Ms. Kramer stated so she has already started.

1224 Ms. Kassel stated and there is nothing that strikingly comes to mind or even comes to
1225 mind really all except that I seem to recall that there were some rule changes that we were
1226 thinking about doing.

1227 Ms. Kramer stated there are some of our rules that are somewhat questionable as far as
1228 being enforceable. So again, she will work on that and then we will take a look at it and
1229 see where we want to go with that.

Harmony CDD
February 7, 2023, meeting

1230 Mr. Leet stated so I will do another comment. Does anyone have feedback on the
1231 website? I know usually it maybe takes me a day or so from receiving the agenda to get it
1232 posted. Just from the inside my thoughts are I would like to have a more streamlined and
1233 more, I would say more modern. The updates right now I am able to do them, I do not mind
1234 continuing to do them. It is a little tedious in that the website that is probably fifteen
1235 something years old at this point so. There are templates, there are easier ways to, if we
1236 have content that we are posting a couple times a month it does not need to take the amount
1237 of work that it does with the website right now. And there are things like a bulletin board
1238 page that, even when David was running it, were not being kept up to date and not really
1239 serving any purpose. I would solicit feedback from the rest of the Board and anyone else
1240 on, direct feedback but then just maybe some point I will, put a call out if you would like
1241 to have a hand in helping streamline the website. I welcome community input on that.

1242 Ms. Kassel stated well from my point of view, I am guessing from Ms. Phillips too, we
1243 would want from you; it sounds like what you are saying is that whatever platform or
1244 template or app or whatever that our website is using is kind of outmoded and that maybe
1245 you are thinking of updating it to something that is easier to update.

1246 Mr. Leet stated correct.

1247 Ms. Kassel stated and so I know I am totally not knowledgeable about that kind of
1248 thing, and I guess in the rest of the Board it is in the same boat, except for you. And so, if
1249 you have a proposal you would like to bring to the Board I think that is the way to go.

1250 Ms. Phillips stated you tell us what we want, and we will make it happen.

1251 Mr. Leet stated aesthetically though do you have any? So right now, we put the notice
1252 about the vacant seat. I am guessing below that I will put a link for you to click here to see
1253 the paving schedule and that is something we, ok, yes I am interrupting myself so. Yes, I
1254 will take that into consideration as well. My free time was almost nonexistent for a lot of
1255 the prior year, it is getting better as of late so I will put some thought into that.

1256 Ms. Phillips stated if I could make it easier, I would volunteer to help. But I do not have
1257 a clue how to do anything on that.

1258 Ms. Montagna stated there are companies out there that will come in, they streamline
1259 your website. All the District websites that we manage and even ones that I managed at my
1260 previous company are all very simple. WordPress, very simple, simple to use, simple to
1261 navigate, easy to upload and download and make changes to. There are a lot of them that

CARBON

Harmony CDD
February 7, 2023, meeting

1262 do that. I will tell you again and I said this couple meetings ago, the ADA compliance
1263 lawsuits are starting up again.

1264 Mr. Leet stated it is hosted on WordPress just I have been hesitant to make any kind of
1265 substantial changes, again knowing that is kind of their working in the background.

1266 Ms. Montagna stated Harmony's website, and again I was not here when it was
1267 designed, I do not know really the intent that was behind it, but it is a mess, for lack of a
1268 better word. There is stuff on there that should not be on there. You click on things, you
1269 cannot find certain things, there is a link I came across a link to crossword puzzles the other
1270 day.

1271 Ms. Kramer stated yes we have got to get all that stuff off there.

1272 Ms. Montagna stated yes so there are ways. if the Board wants to, at the February
1273 meeting, if they are ok, I can work with Mr. Leet on some different options that other
1274 Districts use. Outside companies that they are totally responsible for the content uploading,
1275 making sure it is ADA compliant, you get quarterly updates, or if you are just wanting a
1276 platform and then Mr. Leet you keep maintaining it so there is different options and
1277 whichever way the Board wants to go.

1278 Mr. Leet stated ok.

1279 Ms. Kramer stated my only concern with that with the private website maintainers
1280 would be, at one point in time and this may have changed, they were charging per page
1281 that they upload to the site. With our agendas, with our transparency desires, it could cripple
1282 us.

1283 Mr. Leet stated yes, I am fine continuing to maintain that. That same idea sounds but
1284 whether it is if someone from the community volunteers want to help with that, or we can
1285 look at what is available commercially. Again, my worry is just having some kind of
1286 safeguard. Ok, well at some point we throw the switch that is on the new site, do we still
1287 have the last seven years of everything and is everything still as accessible as it was before
1288 so that is why we are doing that.

1289 Ms. Kramer stated ok, great.

1290 Ms. Phillips stated I have a question: what are we going to do with our trash cans from
1291 the alleys?

1292 Ms. Kassel stated that is HOA.

CARBON

Harmony CDD
February 7, 2023, meeting

1293 Ms. Kramer stated they put them out front. We are going to have to coordinate with
1294 them for pick up to. They are going to have to take them around front and have them picked
1295 up there. Which is going to be a problem because everybody's cars are going to be out
1296 front.

1297 Ms. Phillips stated right.

1298 Ms. Kramer stated so again, this is going to be a learning curve.

1299 Ms. Phillips stated maybe we can have a community corner. Everybody takes it to a
1300 certain corner.

1301 Ms. Kramer stated yes that is, again, the paving company. I think they coordinate that.

1302 Ms. Phillips stated oh ok, and they could use a dumpster if they had to. Ok.

1303 Mr. Leet stated one thing we discussed a little bit earlier, Facebook. Obviously, we
1304 cannot have an open discussion forum. With the Sunshine Law there is absolutely no way
1305 to do that. I do think, and there had been one of these in the past, and just run I guess kind
1306 of run ad hoc by field services but there are guidelines in place for local governments to
1307 have a Facebook presence. They have their own guidelines and what you should and should
1308 not post on there, how you insulate what is going on as government versus your own
1309 personal account, things like that. I do think we should look into doing that again, strictly
1310 as a way to broadcast information so here is the agenda here is what we are having a
1311 meeting, here is the.

1312 Ms. Phillips stated actually, I worked with Ms. Montagna on that.

1313 Mr. Leet stated ok.

1314 Ms. Phillips stated but then we have to pay; everything has to be backed up and stored
1315 and it was going to come in.

1316 Mr. Leet stated even if it is just hey here is a link to our website?

1317 Ms. Montagna stated yes.

1318 Ms. Phillips stated yes, and it costs like \$5000.00 a year.

1319 Ms. Montagna stated there is companies out there like Archive Social, and there are
1320 some other ones too. Anything that the District puts out, that is why we did the work around
1321 with the YouTube situation. Anything that the District puts out: number one, has to be
1322 ADA compliant, number 2, you have to back up everything because you are subject to
1323 public records laws. So, if you have a Facebook page, we do it in Celebration against all
1324 recommendations they decided to do one, but we have all comments turned off and we put

CARBON

Harmony CDD
February 7, 2023, meeting

1325 out there it is a government page, it is Celebration CDD, and it is literally just pushing
1326 information out like they are having a major sidewalk repair being done right now, so we
1327 push that out. No one can make comments on it at all they can do is like it or dislike it and
1328 that is it and then we have Archive Social and they back it up. So that is how Celebration
1329 was able to do it, you can do it. There is absolutely nothing against doing it, but you have
1330 to follow the law.

1331 Mr. Leet stated I am in complete agreement there that is not a discussion forum there
1332 cannot/should not be any kind of again subject to like the comments on the Zoom meeting
1333 that that that would all be records and that we cannot do that. But if you would not mind
1334 for the February just putting some information on what that would cost because I had a lot
1335 of people saying they want it and if we can put them say hey here is we can do it but here
1336 is how much it is going to cost everybody.

1337 Ms. Montagna stated yes, and then you also have to have an administrator of that
1338 Facebook page who is going to push that information out. So again, that was built into
1339 something Celebration wanted so they paid for someone to be a part of dictating and
1340 pushing that out. So yes, I can put together everything and it takes five seconds it is not
1341 anything crazy that I could even do it, or I could have one of our administration girls do it.
1342 We send out updates every Friday for Celebration currently or if there is a major project
1343 going on it is it is nothing crazy. Now if it starts getting into you want stuff pushed out
1344 every single day and it is lengthy and stuff, then you might have a different take on it.

1345 Mr. Leet stated I am guessing it would be appropriate for one of the Board members to
1346 have the keys to be responsible for that. Ms. Kassel and I, between two of us, say we are
1347 having a meeting or here is what happened in the meeting.

1348 Ms. Montagna stated yes, the Board should appoint a Board member to be responsible
1349 for that, it is totally fine. Whatever the Board wants.

1350 Ms. Kramer stated but it would probably be better for the admin to do it because I
1351 would not want there to be a strife because of what did or did not get posted.

1352 Ms. Phillips stated what it is, the date and whatnot.

1353 Mr. Leet stated so, information.

1354 Ms. Kramer stated but it is kind of frustrating because we have all that out there on the
1355 web. Maybe if the web page is streamlined, or user friendly.

1356 Ms. Phillips stated that is going to be the big key.

Harmony CDD
February 7, 2023, meeting

1357 Mr. Leet stated yes, you can lead a horse to water. These apps are what people are
1358 actually using.

1359 Ms. Kramer stated but a lot of them are not.

1360 Mr. Leet stated of course.

1361 Ms. Kramer stated so I just I would rather have something out there that everybody can
1362 access than just a few that.

1363 Mr. Leet stated and younger families moving in, I would say are less likely to be on
1364 Facebook versus other social networks, we have not even considered that.

1365 Ms. Kramer stated so yes how many social networks do you start using?

1366 Mr. Leet stated right.

1367 Ms. Kramer stated it is frustrating.

1368 Mr. Leet stated I agree.

1369 Ms. Kramer asked anything else?

1370 Ms. Kassel stated move to adjourn?

1371 Ms. Kramer stated we cannot take action.

1372 Mr. Leet stated I did not second anything.

1373

1374 **FIFTH ORDER OF BUSINESS** **Adjournment**

1375 Ms. Kramer stated we are just going to say the meeting is over and we appreciate
1376 everybody listening in.

1377 Ms. Kassel stated ok well so I will just say are we ready to adjourn?

1378 Ms. Kramer asked are we ready to end the meeting?

1379 Ms. Phillips stated I am ready to go home.

1380 Ms. Kramer stated ok. It has been nice joining you, whoever stuck with us all this time
1381 here, we appreciate it.

1382

1383

1384

1385

1386 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair