

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, April 27, 2023, at 6:00 p.m. at the Jones Model Home, 3285 Songbird Circle, Saint Cloud, FL 34773.

Present and constituting a quorum were:

Teresa Kramer	Chair
Daniel Leet	Vice Chair
Kerul Kassel	Assistant Secretary
Joellyn Phillips	Supervisor
Lucas Chokanis (<i>via Zoom</i>)	Supervisor

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

Angel Montagna	District Manager: Inframark
Michael Eckert	District Attorney: Kutak Rock
David Hamstra	District Engineer: Pegasus Engineering
Jeison Castillo	Inframark, Field Manager
Nick Lomasney	Benchmark Landscaping
Brett Perez	Inframark, Area Field Director
Residents and Members of the Public	

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

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

Mr. Chokanis was not present at roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Ms. Kramer stated this is a time when anyone from the audience, whether here in person or on the Zoom call, can come up and provide up to three minutes of input or information that they want to present to the Board. This is not a back and forth, and we will deal with the items when they come up.

Ms. June Marsowicz stated I have two different issues. Do I have three minutes for each one?

Ms. Kramer stated if you need that much.

Ms. Marsowicz stated I may not. The first one I needed clarification on minutes from the March 30 meeting that I was not able to attend. I have not been able to attend for a number of reasons. But the comment by Ms. Phillips regarding the Ashley Pool was regarding the community maintenance facility and having it located at Buck Lake.

Ms. Kramer stated she was talking about the office being at Ashley Park pool offices.

Ms. Marsowicz that is correct. That being there now is a temporary one, correct?

Ms. Kramer stated right.

Ms. Marsowicz stated she said that is okay, that is a neighborhood, and we are all going to have trucks coming in and out. I do not know they are coming there to work. If there is a birthday party going on with a bunch of kids

screaming and stuff, it was going to be okay but not ideal. The location over by the lakefront is, I think, kind of perfect. I am not sure if Ms. Phillips understands the number of people and children that frequent the Buck Lake Park. the lakefront park. I am really very upset because of the safety issue. Originally, I talked with Ms. Kassel about the facility being there, and you mentioned that it was going to be something that would be behind bushes and it would be made aesthetically pleasing. I do not know if that is possible because of trucks coming in and out, and the golf carts that they use coming in and out. I personally think it is a real safety issue from the number of children and the people, elderly people who walk their dogs, and for the number of amenities that you are adding to the park. Now they have the volleyball court, the ping pong table has been there, the table tennis. There are always people playing basketball there. I can attest to that because when I first moved to Harmony, I wanted to play basketball, and I could not because somebody was always there, and who wants to play with somebody my age. So I started playing pickleball instead. I think it is a safety issue and not just an aesthetic issue. I do not understand how this person, who is on the Board, could say that was an issue at Ashley Park, but this is not, and this is a perfect spot for it because it is not.

Ms. Phillips stated I am sitting right here.

Ms. Marsowicz stated I did not know who you were.

Ms. Phillips stated this is not a back and forth.

Ms. Kramer stated correct, it is not a back and forth. You have a question also about a survey conducted to years ago.

Ms. Marsowicz stated yes, it was, I think, more than two years ago.

Ms. Kramer stated it was pretty much the same issue, but go ahead.

Ms. Marsowicz stated there were ideas for parcel VC-10, and the prevailing desire of the community was for it to remain a park: a park-like setting, a tranquil area. Some people wanted to have a meditation garden. This proposal to erect a maintenance facility with storage for trucks and golf carts, I think is in direct contrast to the community wishes.

Ms. Kramer stated thank you so much for your input. I appreciate it.

Ms. Marsowicz stated I hope you reconsider.

Ms. Kramer stated hearing no further comments, I will close the public comment period.

THIRD ORDER OF BUSINESS

Contractor Reports

A. Benchmark Landscaping (“Benchmark”)

Mr. Lomasney stated I am the production manager with Benchmark Landscaping.

Ms. Kramer asked do you have anything you would like to report for us? I saw beautiful flowers out there today.

Mr. Lomasney stated yes, today the flowers were installed. The irrigation was also double checked, and in those particular zones, we added some water for that. The two-wire clock has been installed, that was also discussed in the last meeting. The mainline that broke on U.S. Hwy 192 has also been repaired. Right now, repairs are underway for the new valves that we had found when we were going through the irrigation system. Leaf cleanup will continue next month. A couple hot spot areas that I had seen that were caked up, which we had discussed last time. In the past month, we have risen some of the trees up in the parks.

Ms. Kassel stated meaning you have trimmed their trunks up.

Mr. Lomasney stated right, for trucks that pass by, and people checking their mail. So then today, we were trimming over the sidewalks. In all our spare time, we have been raising trees. The flowers were done today. We are just continuing with the cutbacks. As far as recleaning the CDD land, we kind of fell back on that due to the

rain, and we started focusing more on the details, such as the trees, shrubs, getting annual beds ready to go, and irrigation. We have had a team out here all week doing just that. I have two proposals with me to leave with you regarding the trees.

Ms. Kassel stated across from my house all along Schoolhouse was caked with leaves at the school where the sun dial is, and on Cat Brier at the pavilion where the golf course is and where it starts on the northeast end all the way up to the circle. I have not really walked it, and I have not walked on Five Oaks.

Mr. Lomasney stated I will put eyes on there, as well.

Ms. Kassel stated I think what has happened is, leaves are going on the area between the curb and the sidewalk. Leaves that fell on the street were taken, but what was left between the curb and the sidewalk was not.

Mr. Lomasney stated we will blow them out and remove them completely.

Ms. Kramer stated that way the grass can fill in.

Mr. Lomasney stated absolutely, that would help.

Ms. Kassel stated it is choked.

Mr. Lomasney stated we also are using TruGreen now. It was about 780,000 square feet we had treated. Fire ants for the 10 acres were also put out.

Ms. Kramer stated regarding the area adjacent to the soccer field, the kids were out Wednesday, and the fire ants were still there. I do not know if you were able to get that section yet.

Mr. Lomasney stated what we are doing is, as we see stuff like that, we are still spot treating. We have bags with our maintenance teams. When we see them, we will address them. I be out here Monday.

Ms. Kramer stated look at the soccer field area.

Ms. Kassel stated the thing is that with the rain we have had recently, the ants are moving.

Ms. Kramer stated they are.

Mr. Lomasney stated we will keep it in the trucks.

Mr. Perez asked did you say you applied the treatment already?

Mr. Lomasney stated yes.

Mr. Perez stated so the rain is going to be really beneficial to that, as well, because that will help break it down and establish the barrier.

Mr. Lomasney stated yes, it was installed.

i. 2023-184 Tree Removal and Installation at 7029 Buttonbush Loop

Ms. Kramer stated the first proposal is proposal 2023-184 for tree removal and installation at 7029 Buttonbush Loop. Can you tell us what type of tree? I did not see the type of tree in there.

Mr. Lomasney stated it is a shumard oak, and it will be a 30-gallon. We will put a half-inch bubbler on it at the base of the trunk when it is installed.

Ms. Kassel stated I would like just a comparison with the other proposal. I do not really understand the other proposal that says "this tree behind our house."

Ms. Kramer stated we will talk about that just a moment.

Ms. Kassel asked is there a tree replacement? It is only \$470 for that, but it is \$1,900 for this.

Mr. Lomasney stated this one is a removal and a replacement.

Ms. Kramer stated it is a huge tree. It is one of our larger trees right there on the corner of Buttonbush Loop.

Mr. Lomasney stated so when we get into the removal, we need to have different equipment, whereas the other one is just an install. He is going to come over there. That is the difference between the two.

Ms. Kassel asked the tree is failing significantly?

Ms. Kramer stated it is dead. It is dangerously dead. I was shocked because I had been there maybe four or five months ago.

Mr. Lomasney stated it certainly is a concern for us.

Ms. Kramer stated then when I saw this, I thought there are no dead trees over there until I came around the corner. It is dead and scary.

Ms. Phillips asked are we replacing it with a similar tree?

Ms. Kramer stated it will be similar. What happened originally when the development was in, they were supposed to have put shumard oaks in, but they did not. They mistakenly placed pintail oaks in, which are very similar to the shumards, but they do not thrive in Florida at all. They are going to replace it with a shumard, which is the correct tree that should have been put in there.

Ms. Kassel made a MOTION to approve proposal #2023-184 from Benchmark Landscaping for tree removal and installation at 7029 Buttonbush Loop, in the amount of \$1,950.00.
Ms. Phillips seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to proposal #2023-184 from Benchmark Landscaping for tree removal and installation at 7029 Buttonbush Loop, in the amount of \$1,950.00.

ii. #546 Replacement of Tree

Ms. Kramer stated the next proposal is #546 for replacement of a tree.

Ms. Kassel made a MOTION to approve proposal #546 from Benchmark Landscaping to install a tree at 3314 Sagebrush, in the amount of \$470.00.
Mr. Leet seconded the motion.

Ms. Kramer stated this is an area on Sagebrush. I guess the developer, when they were coming around, was putting in clumps of three cypresses in different areas, and this was a clump of three cypresses. I presume it was a clump of three cypresses from what Mr. Perez said. There are two very healthy, very good looking cypresses at the rear of this home right now that are on CCD property. I really do not see the need to put another one in there, especially when those grow up. They will be more than enough to cover that area.

Ms. Kassel stated I will rescind my motion.

Mr. Leet asked if we have a second, do we still have to vote on it?

Ms. Kramer stated we can rescind it, or we can go ahead and vote on it.

Ms. Kassel rescinded the MOTION to approve proposal #546 from Benchmark Landscaping to install a tree at 3314 Sagebrush, in the amount of \$470.00.
Mr. Leet rescinded the second.

Ms. Kramer stated our developers are required to put in a lot of trees. Now as they mature, they are crowding each other out. If we replace this one, we are just setting ourselves up for a crowding issue in that little area.

Ms. Phillips asked is this just a resident request as supposed to a need?

Ms. Kramer stated Mr. Perez explained that there was a clump of three, one of them fell over, the crew went out and cleaned it up, and then the thought was we have to replace it. The homeowner wanted a maple instead of a cypress, but then it really would have been a problem.

Ms. Phillips stated there would have been three trees together: two cypresses and a maple.

Ms. Kramer stated yes. At this point in time, I do not see a real reason unless somebody has a particular concern or reason to replace this.

Ms. Phillips stated no.

iii. Offer of Amaryllis and Spider Lily Bulbs

Ms. Kassel stated we have had a very generous offer for spider lilies and amaryllis bulbs. There are many of them, a couple hundred each. The thing is, they have some toxicity. They are mildly toxic; they are not heavily toxic. No one is going to die from them. A dog is not going to die for eating a leaf or a flower. Children are not probably even going to get sick from touching or ingesting it in small amounts. I know that the residents are concerned about toxic plants, so I thought we could put them in areas by the entrances where there may be short material that is questionable at this point. The thing about amaryllis is that it comes up and blooms, and then it dies back. It has some very nice green leaves, but it dies back. For the spider lilies, I need to do more research in terms of whether they die back. Amaryllis is a bulb, so usually at a certain time of year, it leafs out, then it flowers, the bees accumulate more food for the bulb, and then the leaves die back. So we would not want it to put it in a place where it is completely bare because part of the year, it would be completely bare. But the bulb regenerates until it reblooms. I do not have any kind of graphic or plan, but I can work with Benchmark to take a look at where those areas might be where it might be appropriate if the Board is amenable.

Mr. Lomasney stated we certainly could provide and assist with locations where we feel it would do well, where it would be out of harm's way and not be an eyesore when they have to be cut back and it is bare.

Ms. Kassel stated I am figuring near the entrances to Harmony, where there is not much foot traffic, where people are not walking dogs, and where there are no kids out there because it is by the highways.

Ms. Montagna asked is Benchmark going to plant these and then maintain them?

Ms. Kassel stated no, I thought residents could, maybe the Harmony Nature and Animal Committee.

Ms. Kramer stated it is important, I think, for Benchmark to be involved in the location.

Ms. Kassel stated yes, for watering.

Ms. Kramer stated yes and making sure that it is not going to complicate your other landscape activity.

Ms. Montagna stated so Harmony Nature and Animal Committee would maintain and plant.

Ms. Kassel stated no, just plant them.

Ms. Montagna stated and Benchmark will maintain them.

Ms. Kassel stated right, as long as Benchmark is okay with that.

Ms. Kramer stated if it substitutes for something they are maintaining now or replaces it.

Mr. Lomasney stated I will speak with Jacob, but I am sure that would be approved.

Ms. Kramer stated thank you. Is there any opposition from the Board on that?

Ms. Phillips stated no, they are beautiful. I just pulled them up on the internet.

Ms. Kramer stated they are gorgeous.

Mr. Leet stated it sounds like we are not adding any expense or anything like that or original work for the landscaping company, so it is a win-win.

Mr. Lomasney stated right now it is consulting.

Ms. Kramer stated wonderful, thank you.

Mr. Leet asked do we need to take any action for that?

Ms. Kassel stated we do not need to vote on it. It is just acceptance.

Ms. Kramer stated it is at no cost or anything.

Mr. Lomasney stated I will get with Jacob and let him know that the one tree removal and replacement was approved, and then the one on the CDD land we are dismissing.

Ms. Kassel asked are they not both on CDD land?

Ms. Kramer stated yes.

Mr. Lomasney stated yes, the one on Sagebrush.

Ms. Kramer stated the one on Sagebrush, the two cypresses that are there now.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Minutes for the March 30, 2023, Regular Meeting

The minutes are included in the agenda package and available for public review on the District’s website or in the District Office during normal business hours.

Ms. Kramer stated we have the minutes from the regular meeting of March 30, 2023. Do the minutes in the packet include all the changes that were submitted?

Ms. Montagna stated Supervisor Kassel and Supervisor Kramer provided some revisions, and those have been included.

Ms. Kramer asked so that is what you did included in the packet itself?

Ms. Montagna stated correct.

Ms. Kramer stated we also have our March financial statements and number 275 March 2023 invoices and check register.

Ms. Montagna stated the storage fee that is on there has been refunded, because you declined and they charged for it. I just wanted to let you know that. I have already asked for a refund for that, and they also put it on your April invoice again, so I had that removed, as well.

Mr. Leet stated one thing I noticed going back through some previous minutes, my name is not always consistent. Sometimes I am Mr. Leet, sometimes I am Supervisor, and sometimes I am Vice Chair. Make sure we are consistent with that.

B. Financial Statements (March 2023)

The financial statements are included in the agenda package and available for public review on the District’s website or in the District Office during normal business hours.

C. #275 Invoices and Check Register (March 2023)

The check register and invoices are included in the agenda package and available for public review on the District’s website or in the District Office during normal business hours.

Mr. Leet made a MOTION to approve the consent agenda, minutes as amended.
Ms. Phillips seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the consent agenda, minutes as amended.

FIFTH ORDER OF BUSINESS

New Business

A. Discussion of Harmony Florida Land Offer

Ms. Kramer stated we are going to discuss an offer from Harmony Florida Land to donate some land to us.

Ms. Kassel stated Harmony Florida Land approached me to ask if you would consider accepting a number of parcels from them. The parcels that are offered are in the agenda package. The question is still unanswered. I was put in touch with Mr. John Nicholas, the owner of Biosphere in regard to whether or not we would be obligated to monitor and manage invasive plants on those parcels. He just got back to me this afternoon.

Ms. Kramer asked who is he?

Ms. Kassel stated he is the owner of Biosphere. He was recommended to me by Harmony Florida Land as a knowledgeable person. I also reached out to South Florida Water Management District (“SFWMD”). I tried to speak with two different people; neither were in the office. I went to their voicemail, and the message rattled off their phone number, and I could not write it down that fast. They gave an email address, and I tried to send one, but it bounced back because I could not hear it. I need to reach out to them again to find out whether or not we need to monitor and manage invasive plants on those parcels. The document that Ms. Montagna sent me has some maps. The last page on that map seems to show some wetlands. I am going to put in a request from SFWMD.

Ms. Kramer stated I can provide you with much clearer maps of all the conservation areas that our permit covers. I think we did send out a map that covers all those. I do not know if Mr. Leet has it to show on the screen.

Ms. Kassel stated it was emailed. It was sent more recently, this week.

Ms. Kramer stated this is the one that Pegasus Engineering had put together. The green-shaded areas are what we currently own. and the pink areas are the areas that are held under different ownership, mostly Harmony Florida Land. Our permit requires us to basically monitor and treat all of these wetlands; however, if they are under a different ownership, we cannot go into private- owned lands and treat. So they gave us a pass on all those that are under private ownership because of that issue: we cannot go spraying chemicals on somebody else’s land. If we do take ownership, we then become responsible because it is under our permit and the permit requires that we maintain it in perpetuity basically free of all invasives, but they give us the ability to have up to 10% coverage because they know the invasives just take over and are difficult to keep down. They cannot force the private owner to do it because the private owner is not the responsible entity for the permit.

Ms. Kassel asked an option would be, and maybe Mr. Hamstra has experience with this, if the current property owner transferred ownership to a different property owner, has that kind of thing been done?

Mr. Hamstra stated usually conditions follow it, though. Are you talking about the conditions of the permits if it transfers?

Ms. Kassel stated the permit holder is the CDD.

Ms. Montagna stated she is saying if Harmony CDD was to accept the new land.

Ms. Kassel stated no. I am saying if Harmony Florida Land is the current owner of the property that is being offered were to transfer ownership to a different private entity, not the CDD, but allow the CDD access, then the CDD would not have to comply and the new owner probably would not have to comply with wetland and conservation area monitoring and management.

Ms. Montagna asked what would we need access for?

Mr. Hamstra stated when you transfer the property, they inherit the conditions of the permits, the new owner.

Ms. Kassel stated the permit is only with Harmony CDD.

Ms. Montagna stated I am sure they have a permit, though, too.

Ms. Kassel stated no, according to the current owner, they are not obligated to do any monitoring or management.

Ms. Kramer stated that that is not exactly true, and that is where I would be careful with this. A year ago, I sat in on a conference call with Mr. Jim Lentz and Mr. Robert Evans, who were the original folks involved. They were thinking the same way you are right now. Their original plan was that none of these conservation areas would come to the CDD because they recognize that then and in the future, maintenance of them would be extremely expensive. Their intent was to keep all of these in a land trust, as well as Buck Lake. That way it is in private hands, they could control the access to them, and it would not be public ownership so there would not be that thorny issue of letting anybody from the public go on these lands. Unfortunately, that fell through when the bulk of the land changed hands, and they deeded it over the CDD, so we ended up with about 230 or 248 acres. The others, it was anticipated that they would be turned over as the developments developed, but he held on to them. There is one small parcel down here, and I was trying to go back and find it, but it is like the parcel on page 116, I think, or the little one on page 121 right at the bottom. There was some access going through the parcel where Mr. Fusilier used to let him dump dirt back there. They impacted that wetland, and when they did that, SFWMD went to the person who did it, which was Mr. Fusilier's group, and Mr. German enforced against them. They had to restore it, and they had to come up with a long-term monitoring plan. They contacted us and said we were the permit authority and should take over responsibility and pay for this monitoring. We do not own it. When it is ours, then we will do it. So that is still out there. I had trouble finding it because it is such a difficult website to go on, so we need to be careful with that one. But again, the rest of it is pros and cons. I would love if we had enough money to say we will take some of these areas, like at the end of either Feathergrass or Middlebrook, I cannot remember, which is an upland conservation area. It is beautiful. The kids go out and they get to spend time outdoors; they enjoy it. I would love to see Harmony have all of this. The problem is, whether we have it or not, that old world climbing fern is going to be taking over. My fear, whether we have it and do not treat it or someone else has it, is that it gets worse and worse. It is going to again overtop the trees, kill off the vegetation, and we are going to have basically Harmony ringed by dead vegetation that will go up in a heartbeat. This is a really difficult question because to accept the donation means a lot of money upfront to treat it and then another full staff member to keep on top of it.

Ms. Montagna stated at least.

Ms. Kramer stated at least. That is what that means, but to not take it means we have old world climbing fern basically surrounding us and spores coming into our currently treated area which then causes problems. I am in a quandary as to what to do. The ideal, which I would absolutely love which is a big ask, is if the owner would remediate for the invasives, particularly the old world climbing fern, before he turned it over to us, or if it is a better tax situation for him, if he would donate the land and the money for remediation so we could have it done immediately as he turns it over to us.

Ms. Kassel stated but then you are still talking about ongoing remediation.

Ms. Kramer stated that is true.

Ms. Kassel stated we are obligated to keep treating into perpetuity, and one treatment, even if that money is put aside, may make a dent, but it is just going to come back if it is not continuing to be treated.

Ms. Kramer stated right, it would mean the initial treatment would hold it for the time being, but we would have to go back and budget for an extra staff person to keep after it.

Ms. Kassel stated that is only if we accept it.

Ms. Kramer stated right, if we accept it.

Ms. Kassel stated as CDD property.

Ms. Kramer stated now the question is both to Mr. Hamstra and to our attorney. What would happen, what would the enforcement look like? Right now we cannot go in; it is private property. Is there a way for SFWMD, with it being private property, to force us to monitor and treat for invasives?

Mr. Eckert stated I have not looked at that issue, but obviously just because there is a permit does not mean that we have the right to go on the property. So we would have to either locate an easement that is already there, or we would have to go to the property owner and get an easement for permission to go on their land. One of the other things that you might want to consider, because whether or not you can do this in a staged approach and work from the inside of the community outward, that is just a thought for you all to consider. But typically, unless you have that property right, you cannot go on somebody else's property. Whether or not SFWMD can force you to exercise eminent domain, that has never been tried for them to do so that you can go on that property. Typically when there is a permit issue, it is going to be applicable against all the property owners, that they have to comply with the conditions. I would defer to Mr. Hamstra, but that has always been my understanding, is the property owner is not without any responsibility.

Mr. Hamstra stated I am a little confused. Are you not accepting the land, or you do not want to?

Ms. Kramer stated we are trying to decide and make an informed decision on whether to accept it or not based on what we may or may not have to do if we do accept it. It is going to be a huge financial burden if we accept it and we have to treat it. You have seen already it was about \$194,000, and this is about the equivalent acreage.

Ms. Montagna stated just for number purposes for you all, we reached out to Mr. Snively and asked if we wanted him to come in and maintain what you all just had treated, it is another \$95,000 per year just to keep up with it.

Ms. Kassel stated we are probably going to be spending not that much but for a staff person to monitor, treat, and the chemicals and equipment to do it. So we are probably going to spend \$60,000 to \$70 000 as it is.

Ms. Montagna stated right, but if you take on that property, you are going to need staff. Brad cannot do it all.

Ms. Kassel stated right.

Ms. Montagna stated that is just not realistic.

Ms. Kassel stated let us let Mr. Hamstra answer the question. My thinking is, we see if some additional private owner could take ownership of that property, not the CDD, and if they would be exempt from having to monitor and manage invasives.

Mr. Hamstra stated my belief is, whoever takes that land over, that permit has to get transferred to the new owner.

Ms. Kassel stated the permit is not on that land. The permit is only with Harmony CDD.

Mr. Hamstra asked there is no permit that encompasses that property?

Ms. Montagna stated we probably should check.

Ms. Kramer stated there is a permit that encompasses that property, but we are the responsible entity for that permit because of the development. Those were conservation areas set aside to mitigate for the wetlands that were destroyed during the development of Harmony.

Mr. Chokanis joined the meeting at 6:37 p.m.

Ms. Kramer asked is Mr. German, the private owner, responsible? It sounds like Mr. Eckert's statement is that the private owner should be responsible for mitigation.

Mr. Hamstra stated you are telling me that this area is encompassed in your SFWMD permits.

Ms. Kramer stated yes.

Ms. Kassel stated the permit regards the bounds of the CDD, and the land is in the bounds of the CDD.

Mr. Eckert stated I do not think all the land is within the CDD's boundaries.

Ms. Montagna stated it is not.

Mr. Eckert stated I think there is a fair amount that is outside the CDD boundaries.

Ms. Kassel stated yes, on the northeast side. But our permit is in regard to the property that is within the CDD bounds, but we do not own all the property in the CDD bounds. SFWMD has not been requiring us or, according to Mr. German, him to monitor and manage invasives on his privately owned property that is within the CDD boundary.

Mr. Hamstra stated so you want to use it.

Ms. Kassel stated no, an idea that I am floating is that we have somebody else, another private entity, take ownership from Mr. German's company, and if that private entity is not going to be required to monitor and manage invasives.

Mr. Hamstra stated I am not comfortable on an answer to that. If Mr. Eckert is not throwing me a lifeline, I am going to recuse myself.

Mr. Eckert stated I looked at the issue of whether or not the District could own anything outside of its boundaries and what the parameters are for districts that do that. I provided some information I think to Ms. Montagna prior to the meeting on that issue, but regarding the permitting issue. I have not reviewed the permit that the Chair is speaking of, so I do not know the bounds of where it is. I think that is something that we need to take a look at. I need to talk to Mr. Hamstra and then get back to you all at the next meeting if the Board has an appetite for pursuing this further. I will note that when I talk about starting from the inside out, there are some what I will call island parcels here that look like they are part of that and may be a little bit easier to bite off for the District than some of the ones that are larger on the exterior. With that, I would just ask to discuss it in the next meeting so Mr. Hamstra and I can review the documentation.

Ms. Kassel stated maybe we will put off your review until I speak with both the current owner and the contractor for Biosphere to have their input and also try to get in touch with SFWMD.

Mr. Eckert stated that makes sense to me.

Ms. Phillips asked why do they want to turn this property over to us?

Ms. Kassel stated they may be paying taxes.

Ms. Kramer stated the Osceola County ("County") taxes are minimal; it is considered waste land, is what the designation is. I do not think it is either of those. I know he is finishing up his development in Harmony, and there is no reason for him to hold onto this.

Ms. Phillips asked my other question is, if we find a way that we do not have to pay to treat the invasives, do we want those invasives left there? Is that the quandary?

Ms. Kramer stated my quandary is, I do not want the invasives left there because they are just going to continue affecting our land.

Ms. Phillips stated and there is nothing we can do about someone's invasives coming in from their land.

Ms. Kramer stated it is spores that travel through the air, and there is nothing we can do about it.

Mr. Leet stated to clarify, we have it on the screen on Zoom. Figure 2 is showing, I think, all the different areas that are being suggested to done. Is that correct?

Ms. Kramer stated just the ones to the east. I do not know why he did not offer the properties around Butterfly Trail.

Mr. Leet stated I think there it goes over to the Harmony West CDD boundary.

Ms. Kramer stated right, but I am just saying that I think that is what the Nature and Animal Committee had approached him on because of the vandalism over there. Right?

Ms. Kassel stated yes.

Ms. Kramer stated but that was not in the offer that he presented in the agenda package.

Mr. Leet stated this dotted red line here is not the CDD boundary.

Ms. Kramer stated yes, so you can see up to the northeast is where he is offering us lands that are outside the Harmony CDD.

Mr. Leet stated I do not know if we need to discuss anymore.

Ms. Kassel stated no.

Ms. Kramer stated I think we need definitive determination from SFWMD. We have the one statement from our consultant that you own it, it is under your permit, and you have to treat it and take care of it.

Ms. Kassel asked which consultant is that?

Ms. Kramer stated Bowman & Blake.

Ms. Kassel stated if you own it.

Ms. Kramer stated right, so the question there is, do the private owners have to treat it? The problem is, when this was originally done, it got totally screwed up because they had us back several years ago signing over easements to the Army Corps of Engineers on properties we did not own and could not get an easement on. It never should have ended up this way, but here we are. We have a lot of these.

Ms. Phillips asked can we just burn it?

Ms. Kramer stated no. It has been experimented on, and they found that that actually spreads it more.

Ms. Phillips stated okay.

Ms. Kramer stated it spreads it through the air, and then after the burn, you have open ground that new spores come in, and you have even a worse problem. That technique ended up in a nightmare for those landowners.

Ms. Phillips stated okay.

Mr. Chokanis asked what is the benefit of taking on these parcels as far as the offer goes? And then if we were to take up some of these, would that increase the overall CDD assessments for the residents here in Harmony?

Ms. Kassel stated we had discussed this before earlier. The benefit would be because a number of these areas have some trail capabilities on them. One parcel in particular had a trail called Jeffrey Trail on it. So increasing the trail system for the residents was one of the main motivations for considering accepting the donation. In terms of cost, that is what we are talking about and what we have been talking about for the last 20 minutes: can we accept this property without having any additional monitoring and maintenance costs for invasives. That is the question we need to answer, and that is the question I am going to continue to research after the meeting.

Mr. Chokanis stated okay, sounds good, thank you.

Ms. Phillips stated Ms. Kramer had mentioned the lands so that the children could play on it. Was that not part of it?

Ms. Kramer stated yes, that is it that is an upland preservation area that the kids explore and use kind of as a nature classroom outside.

Ms. Kassel stated it is part of Buck Creek Trail.

Ms. Phillips stated okay.

Ms. Kramer stated at this time, we will table it, and Ms. Kassel will continue investigating and communicating with a property owner on this.

Ms. Kassel stated yes.

Ms. Phillips asked before Harmony was developed, did one person own the whole huge area?

Ms. Kassel stated one company.

Ms. Phillips stated okay.

Ms. Kramer stated it was a couple of different landowners that the company put together, but it was pretty much a ranch, right?

Ms. Kassel stated yes.

Ms. Phillips stated that is what I thought and now all these other owners are popping up.

Ms. Kassel stated it was a cattle ranch and orange groves.

Ms. Kramer stated the other property owners are the subsequent developers who bought portions of Harmony at different times over the years.

B. Consideration of Parks and Recreation Facility Usage Application, Harmony High School and Middle School Jazz Band Concert and Dinner (May 19, 2023)

Ms. Montagna stated they have submitted their application. They are looking at about 200 attendees. Their school jazz band is going to put on a concert and sell tickets for dinners. They have not submitted any other information because first they want to make sure the Board was going to approve them using Town Square, and then once they do that, they will have to provide their insurance and all of the normal things.

Ms. Kassel stated normally we do not request any funds from them, but with 200 people, we need to ensure that we have a deposit in case of cleanup requirements.

Ms. Montagna stated correct, I agree. Can we also ask them to make sure they have enough garbage cans set out there for their event?

Ms. Kramer stated yes, that is one of the requirements.

Ms. Kassel stated it is a requirement.

Ms. Kramer stated that they have made arrangements for solid waste.

Ms. Kassel stated yes, during the event and afterwards. The CDD is not responsible for taking their trash; they have to take it out themselves.

Ms. Montagna stated okay.

Mr. Chokanis stated right. I think they should leave it the way they found it, right?

Ms. Kramer stated yes, that is exactly right.

Ms. Kassel made a MOTION to approve the parks and recreation facility usage application from Harmony High School and Middle School for a jazz band concert and dinner on Town Square on May 19, 2023, requiring a deposit but waiving any fees.
Mr. Leet seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the parks and recreation facility usage application from Harmony High School and Middle School for a jazz band concert and dinner on Town Square on May 19, 2023, requiring a deposit but waiving any fees.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

i. Field Report

The field report is included in the agenda package and available for review on the website or in the District office during normal business hours.

Mr. Castillo stated as you guys know, the Primrose Willow sidewalk was completely already.

Ms. Kramer stated and it came in about a \$1,000 under what we estimated.

Ms. Kassel stated wonderful.

Ms. Kramer stated so that worked out well. Any other ongoing things? How is the splash pad doing?

Mr. Perez stated the splash pad actually was moving along great until this morning. Staff was working yesterday, they were coming back out on Monday, they have figured out all the issues, and they were going to finish cleaning it out. They had the center nozzle going, and a lot of the ones on the outside circles they were starting to get cleaned up and figured out. Mr. Castillo's staff went down there this morning to work with Pool Sure to make sure that the chemical feeder was accurate because last week, we did have a spot inspection by the health department on the pool and splash pad and everything else. Everything was fine. The splash pad, since it was shut down, there was no inspection. Mr. Castillo and Pool Sure were making sure the chemical feeder was working. They opened the vault, and it was flooded. So we reached out to PFS right away. We have the sump pump going to get it out. They will be out here on Monday to find out. There was a break that I will let Mr. Castillo explain because he actually saw it, but it was one of the valves that he repaired, correct?

Mr. Castillo stated correct.

Mr. Perez stated there is about a quarter-inch crack in it, and it just happened between yesterday and this morning.

Ms. Kassel stated I thought when I passed there this morning it was on, but that was 6:00 a.m.

Mr. Perez stated again, it may have happened somewhere in that timeframe. Hopefully the breakers and everything worked as they were supposed to, because the pump was underwater, and the new motor was underwater. Hopefully that engaged the breaker to kick off and we did not blow the pump. But that is where it is at. I was really excited to come in and tell you guys that Monday we were going to be in really good shape, but he sent me a text at 12:15ish today.

Ms. Montagna stated the pictures were very promising. Water was shooting up; it was ready to go.

Ms. Kramer asked were kids playing in it?

Mr. Perez stated no, I do not think so. Here is what I honestly believe could be the issue. From what Moe said from PFS, a lot of this is original. If they are running backups or over time clogs that he is finally cleaning out, and then you get the right pressure going, you may have some water hammer, you may have you know a blue joint that fails, or a small crack that is now expanded. That would be my guess as to what happened, but again, I am not Moe or PFS.

Ms. Kramer stated he had been working on the mouth.

Mr. Perez stated he had replaced the solenoid in it and was doing the clean out part of it. Again, maybe when he was tightening it back up, there was a small crack farther back that you are not going to see in the fitting, and as you increase pressure, that crack moves down the pipe from the fitting and it blew. We will know more on Monday, and I will obviously send an update out to the Board accordingly once I hear from him and Moe. I do have a bit of positive news for you. We took the Polaris to Route 1 Motorsports (“Route 1”) because Briggs, who we were supposed to be taking this thing to according to Polaris, has still not responded to the engine. A few weeks ago, as Mr. Castillo was cleaning out the containers, the Polaris fired up, and they were able to drive it. I told them to shut it down just in case. We do not want to further compound the issue of the Polaris, but we did take it to Route 1. Route 1 called me right before this meeting, and they feel that it is just a gasket on the muffler and possibly a fuel pump, not a blown engine.

Ms. Kramer stated wonderful.

Mr. Perez stated I am waiting on that proposal to come back. Again we based the engine issue off of Kissimmee Motor Sports saying they just serviced it and if it was smoking, we probably threw a rod and need a new engine. So that is what we were chasing. That is a bit of good news. It should save you close to \$6,500 with the quotes I was seeing for the new diesel engine.

Ms. Kassel stated if it works.

Mr. Perez stated but they did have it running; they had it running at the dealer today, and it was running. He said there is some smoke, but he said that is probably a gasket from the muffler. He said the reason it may have shut off was because it could be a fuel pump or could be a fuel filter or something with a fuel regulator. I am not a mechanic.

Ms. Kramer stated I am very happy that they have gotten it and they were able to diagnose it.

Ms. Kassel stated and we have a new vendor.

Ms. Kramer stated yes.

Mr. Perez stated I will go back to the Primrose sidewalk. Inframark is going to be installing ADA pads at no additional cost. There are actually two. We tried to do them today, but they were too big, the pads were too long. So you have the ramp and we did not want to put them in incorrectly. We are going to order the proper ones, and those will be installed once they arrive by Mr. Freddy Blanco and his staff.

Ms. Montagna stated you have only one.

Ms. Kassel stated there should be two because there is an alley in between with sidewalks on either side of the alley.

Ms. Kramer asked you guys are still working on the revised sidewalk inspection? It will be coming back sometime in the future?

Mr. Perez stated yes and no. I think it is probably best that we move forward and find vendors to do this sidewalk project and not the Inframark staff and field staff. When we looked at it from a decision standpoint, what we do not want to do is muddy the waters with what Mr. Castillo and staff are doing and Ms. Montagna and myself, versus our other side of it and to make sure that moving forward, it is probably the best idea to go that way because it is a very large project moving forward with sidewalk replacements. I think finding those vendors is probably going to be the best bet to move forward instead of us doing it in-house.

Ms. Kassel asked did we use a vendor the last time?

Mr. Perez stated you went through us.

Ms. Kassel stated no, not just this last time but before that.

Ms. Kramer stated yes.

Ms. Montagna stated I can look in the system and see who that was.

Ms. Kramer stated we have a couple of different folks who can do it.

Ms. Montagna stated we can ask them to come out and do an inspection and kind of provide a report to you all so you can determine how you want to move forward.

Mr. Perez stated going back to that, the intent of the report was not to say here is everything that is broken; the intent of the report was more because we were coming into budget season. We have other districts that ask for these sidewalk inspections so they have an idea, like a go-forward plan. If you look at the proposal that was sent that is, again, the grand total of everything that is either broken or lifted. Obviously, you have taken almost \$5,000 out of that, which is not a very big chunk when you look at the total dollar figure.

Ms. Kramer stated not of \$200,000.

Mr. Perez stated no, and again, the thought was, yes, it is cracked, and it may not be a trip hazard right now, but like on Middlebrook, there were some cracks on Middlebrook. Well, the trees are not very big yet on Middlebrook, but in the next five to ten years, those trees are going to be now close to the age of the trees on Cat Brier. So wherever it is cracked currently, those roots are going to lift that sidewalk because it is already cracked. Looking as a go-forward budgetary wise, we went through and did everything.

Ms. Kassel stated that is renewal and replacement versus operations and maintenance.

Mr. Perez stated correct, but it was it was more for budgetary purposes.

Ms. Kramer stated but we needed to know which ones were appropriate to do now.

Ms. Kassel stated versus one year or five years or ten years, because those ones Middlebrook are probably going to be at least five but not ten years because the ones on Cat Brier are 20 years old.

Ms. Kramer stated right.

Mr. Perez stated could be, I mean, if you have a hurricane come through and those oaks topple over, if there are roots under there, it will break.

Ms. Kramer stated those will be really obvious.

Mr. Perez stated correct.

Ms. Kramer stated and we can get those repaired with our insurance.

Mr. Perez stated correct.

Ms. Kassel stated I did have a question, but I do not know if it should be addressed with Mr. Hamstra and the engineering report, or with you guys. It is really about the repaving project.

Ms. Montagna stated Mr. Hamstra's report.

Ms. Kramer stated yes, let us wait until his report.

Ms. Kassel stated it is about the signs.

Ms. Montagna stated that would be Mr. Castillo.

Mr. Perez stated we will joint answer this one. How about that? Is that fair?

Ms. Kassel stated whatever you want.

Mr. Perez stated last week I believe I shot an email update out with the new schedule, their go-ahead schedule or look-ahead schedule. I asked after that if there were any firm dates, based on each individual section of the alley like there were before, and there were not. So the signs were originally going to be based off of how they sectioned out each alley and when they would finish in August or September as those signs would move. We can get more signs.

Ms. Montagna stated they are really not relevant.

Mr. Perez stated I do not have dates to put necessarily on the signs.

Ms. Kassel stated we do have dates.

Mr. Hamstra stated not quite.

Mr. Perez stated you have a milling and resurfacing date, but that is for every alley. I can get those signs with those dates on them, but I cannot tell if you live on this alley, it is going to be between the 1st and the 5th or it is going to be the 4th. I do not know that.

Ms. Kassel stated no, you just have signs in all the alleyways saying grinding and repaving are happening between May 1 and May 5 or whatever it was. And then there are other things, like cleanup or whatever. I know in my alleyway, it is the major part of the cleanup. I do not know if there is cleanup elsewhere that needs to happen. Certainly on our alley, it has been a huge mess. I should say my alley because nobody else lives there.

Mr. Perez stated I get what you are saying.

Ms. Kassel stated residents need to be informed. These signs have been up for a couple months now, and they have essentially been pretty ineffectual. Let us do something to inform the residents about what is coming up with dates that are still legible.

Ms. Montagna stated so we take Mr. Hamstra's thing that he sent out from them, that whole group, and put it on a sign, put it in every alleyway, and there you go. Painting is this date.

Ms. Phillips asked can it go on the door knobs? Can we do that?

Mr. Perez stated it is too big.

Ms. Montagna stated that is the only way you are going to be able to do it.

Ms. Kramer stated I do not think, when they go back to fix the irrigation and sod and things, that those activities will probably have a huge impact to the people who live along the alleys. The biggest thing is just getting the word out. I do not want to get the wrong dates out if they need to change them, that May 1 through 5, that there will be the milling and paving of all the alleyways.

Ms. Kassel stated but there are dozens of homes where they have destroyed the irrigation system. I just read about somebody yesterday or the day before whose water bill was really high.

Ms. Montagna stated hopefully everyone who is listening and is on zoom and everyone here, spread the word. If it is on Facebook, it does not exist in our world, if it does not get reported to cddmaintenance@inframark.com.

Ms. Kassel stated I did report it to cddmaintenance.

Ms. Montagna stated you reported some, but I see and hear it is reported on Facebook. We do not monitor Facebook, so if it is not reported to cddmaintenance or Mr. Castillo, we do not know about it.

Ms. Kassel stated but I did report that they were destroying irrigation in both CDD and owner lots when they first started with all the ribbon curves. People were not notified about that, and so their sprinkler system was on, and their water bills are huge. There was no notification about that, and there has been no notification about when it is going to be addressed.

Mr. Hamstra stated I have comments on that, but I will wait.

Ms. Kramer stated we will take more of this up later.

Ms. Kassel stated we need better communication, is all I am saying.

Mr. Perez stated we need to get signs, then, by tomorrow or this weekend.

Ms. Montagna stated verify those dates with CCI before you get the signs done.

Mr. Hamstra stated the dates I sent you guys today was right from them this afternoon.

Ms. Montagna stated okay, so we can use those.

Mr. Hamstra stated weather permitting, it is the latest and greatest.

Ms. Kassel stated you might want to add that.

Ms. Montagna stated weather permitting, yes.

Mr. Perez stated we are just going to say alleyways are currently being milled and resurfaced between May 1 and May 5, weather permitting; that is all the sign is going to say. I am not going to say “closed” because they are not technically closed.

Ms. Montagna stated right.

Mr. Perez stated it is just alerting residents.

Ms. Kramer stated that there is going to be work in their alley. I know and I have seen the destruction of some of it, but I have had a lot of people reach out to me excited about it. They have seen the new drains come in and be put in, and they are really excited about the improvements that are coming because we have had a lot of problems with the alleys. They are excited about that coming. Unfortunately, like with any construction project, there are going to be oopsies. I just wish the oopsies were not just folded in half and left sticking out of people’s yards.

Ms. Kassel stated without any notification to them.

Ms. Kramer stated right. We will discuss the alleyways more when we get to Mr. Hamstra’s report. The frontage fence we talked about last month, a huge number, \$140,000. I was hoping that we might be able to do stage something.

Ms. Kassel stated that is what I had suggested.

Ms. Kramer stated I looked at the aerials and talked to you guys about fences. All that fence was put in at the same time. I was hoping that the stuff to the west was put in at a later date, but the whole thing, according to the aerials, looked like it went in at the same time, which means it is the same age. The question is if the Board wants to start maybe with the most obvious areas, like maybe just at the east entrance from our property line.

Mr. Leet stated not all of it is in a worst-case condition.

Ms. Kramer stated right, and there is a lot of that fence where there are a lot of shrubs and things that would put a barrier if we did have to remove a portion of it. You cannot even see from the highway the white fence from the point where the overpass starts, so that is not even visible from the streets or most of Harmony at all.

Ms. Kassel stated not from U.S. Hwy 192.

Ms. Kramer stated right.

Ms. Kassel stated but certainly inside the community.

Ms. Kramer stated for some for some select areas it is. I do not know if we want to go out and at least start doing the area from the east entrance east to the property line and the east entrance east to the tunnel, maybe, or where it starts.

Ms. Kassel stated we need the costs for those.

Ms. Kramer stated we just have to measure it up and look. But is that something the Board would like us to go further down the line in investigating? That would be, I am going to say, about one-quarter to one-third of it.

Mr. Perez stated we would have to measure it. I do not know.

Ms. Kramer stated that would take it down, but again, it is still a big number, \$40,000 to \$50,000.

Ms. Kassel stated right.

Ms. Kramer stated or we could do even less, but more directly at the entrance.

Mr. Leet asked do we think we have to get a new quote for that small portion?

Ms. Kramer stated I do not know if they would hold their per-linear-foot price.

Ms. Montagna stated they might.

Mr. Castillo stated I walked it yesterday; it is about 100 rails and about 80 posts that need to be replaced.

Mr. Leet asked with that subset being a smaller job, do we think there might be a cost savings?

Mr. Castillo stated it is a lot smaller job.

Ms. Kassel asked do you mean a 100-rail section?

Mr. Castillo stated 100 individual rails.

Ms. Kassel stated so that is 25 sections.

Mr. Perez stated right, because it is a four-rail fence.

Mr. Castillo stated it is not all in one location.

Ms. Kassel asked is it possible that because of a visual break in the fence, Ms. Phillips suggested for replacing that we go with a three-rail fence instead of a four-rail fence? If we have a three-rail fence here and we have a break, nobody is really going to notice that we go to a four-rail fence here. Maybe later when we go replace that, we can replace it with a three-rail fence and save 20% on our materials cost.

Mr. Perez asked did you not get a quote?

Mr. Castillo stated I did get a quote.

Mr. Perez stated but that was for materials.

Mr. Castillo stated for those rails and the 80 posts.

Mr. Perez stated it was like \$5,000.

Mr. Castillo stated yes, \$5,000, just for materials.

Mr. Perez stated that means we would do it in-house. Field staff would be the ones going out and replacing the fences and the rails.

Ms. Kramer stated the rails are easy enough to do.

Mr. Perez stated the rails are, yes. The posts are different.

Ms. Kassel stated because apparently there are no wood centers in the posts.

Mr. Perez stated those posts that you got quoted do not have them, either. You would have to buy them, or does it have it?

Mr. Castillo stated on that quote, it comes with concrete, so we will be putting it in concrete.

Ms. Kassel stated you would be putting the bottom of the post in concrete, but the post itself is hollow recycled plastic, so there is nothing inside.

Mr. Perez stated it is 4x4.

Ms. Kassel stated so you need to include that in your cost. That sounds a lot more reasonable, \$7,000 or \$8,000 maximum for replacing that. Is that a really bad section?

Ms. Kramer stated no, that is the top rail here, four sections down the middle rail. So what is going to happen, we are going to get those replaced and then other ones are going to break.

Mr. Perez stated right, it is not a complete replacement.

Ms. Kramer stated the question is, if we replaced, and I do not know how far out, from the east entrance east, there are no homes or anything to feel jeopardized by removing it. What if we replaced a certain distance but maybe not all the way to our property boundary?

Ms. Kassel asked do we not have pillars in between?

Ms. Kramer stated yes, we do. Or replace that, and then we may be able to scavenge enough usable material to replace the ones that are broken down the line. Are any of them usable to move?

Mr. Castillo stated some of them are.

Ms. Kassel stated so we have 80 posts and 100 rails. That is just to replace what is really in bad shape?

Mr. Castillo stated yes.

Ms. Kassel stated it is not one section; it is to replace what is really bad. Considering what our financial state is right now and coming up on budget season, that would be my suggestion.

Ms. Kramer stated to keep us out of hot water with code enforcement.

Ms. Kassel stated yes, and have the fence be more presentable and a really much more reasonable cost than \$160,000 or even \$40,000. That is my suggestion. We could do a not to exceed of \$6,500 because we are adding those 80 4x4 posts. Is that reasonable? It is about \$5,000 materials.

Mr. Perez stated we probably need to buy 40 4x4x6s and then cut those in half, and you will get your 3-foot 4x4s.

Ms. Kassel stated you mean 4x4x12s.

Mr. Perez asked you want to sink them 6 feet?

Ms. Kramer stated check with the fence company. I was really kind of shocked that there was no wood in them, but those have lasted 20-some-odd years without wood in them. Find out from the fence contractor, are they supposed to have wood in them.

Mr. Leet stated PVC is sturdy enough.

Ms. Kramer stated right. If the way they are made, if they are reinforced to be sturdy enough, then we do not have to go to that extreme and add that. So you said \$6,600?

Ms. Kassel made a MOTION to approve purchase of fencing material and for field services staff to replace damaged fencing along the CDD frontage, in an amount not to exceed \$6,500.00.

Mr. Leet seconded the motion.

Ms. Phillips stated I think we should just rip it all out.

Ms. Montagna asked this is the 100 rails and 80 posts that we are discussing?

Mr. Perez stated I can resend the quote.

Ms. Montagna stated that is fine. I just wanted to put something in the notes.

Mr. Chokanis stated I know the financials are not well right now, and we are coming to the end of the fiscal year, but we keep band aiding stuff. It is going to be a constant battle just to get things fixed again. so just my two cents there.

Mr. Leet stated I agree with that. Just in general, that is not stopping us from in the future doing a more thorough replacement as needed. The other thing you can consider again is, where are the fences in front of

people’s homes where they are obviously the most concerned about that aesthetically or by the entrances, versus if it is just in front of a section of the golf course, is that as important to not rip out.

Ms. Kramer stated the golf course fence does not belong to us.

Mr. Leet stated the point being, that is all stuff we can do in the future. This, with the smallest budget impact, at least gets us looking presentable and not having code enforcement right now.

Mr. Chokanis stated I would suggest the front of the entrances be the first priority of getting fixed to make sure our community looks nice on the outside. I know there are a lot of issues throughout our community with fencing. I just think it has kind of gotten behind and not taken care of.

Ms. Kramer stated this will get us so we are compliant with code enforcement so it looks better for the time being. Then come back during budget time and start a phased approach, is what I am hearing from the Board. Is that correct?

Ms. Kassel stated look at a phased approach.

Ms. Kramer stated right.

Ms. Kassel stated we are not going to obligate ourselves.

Ms. Kramer stated no, we will discuss it.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the purchase of fencing material and for field services staff to replace damaged fencing along the CDD frontage, in an amount not to exceed \$6,500.00.

ii. Proposals

a. Picnic Pavilion Awning (*Sunshades Awning, Sunstate Awning*)

Mr. Perez stated we were a little proactive, maybe jumped the gun a little bit and start moving forward with this.

Ms. Montagna stated it was at my direction.

Mr. Perez stated it is the \$7,000 one from Sunshades Awning.

Ms. Kramer stated Sunshades Awning is \$7,500, and Sunstate Awning is \$13,400.

Mr. Perez stated the reason for that is, both of them have eight- to 12-week lead times. The thought was, if we wait until approval today, they needed a deposit, as well, so we were going to have to then turn the deposit around. So we moved forward with the deposit on the Sunshades Awning, pending ratification here at the meeting.

Ms. Montagna stated we can cancel it.

Mr. Perez stated yes, we can cancel it.

Ms. Kramer stated we had discussed, it is currently or it was currently the half left that is left is a bright yellow because there are trees there now. That was fine when the trees were not growing up over it, but now with the trees and other things, the thought was to use the same color that is in the shade screens over the playgrounds, which is a tennis green or a deep green.

Ms. Kassel made a MOTION to ratify the proposal from Sunshades Awning to replace the entire pavilion awnings in Buck Lake Park, in tennis green, in an amount of \$7,500.00.
Mr. Chokanis seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to ratify the proposal from Sunshades Awning to replace the entire pavilion awnings in Buck Lake Park, in tennis green, in an amount of \$7,500.00.

b. Steel Building (*Eversafe, Titan Steel Structures*)

Mr. Perez stated I reached out to four vendors; Titan Steel and Eversafe were the ones that responded, and were the most responsive, but also easiest to work with. Some of them wanted engineered drawings, which we do not have yet. Eversafe's price is obviously significantly different than Titan Steel. Titan Steel definitely uses a different interior beam structure, it sounds like, than Eversafe, but when you look at their wind ratings and what they are saying these structures were hold up to, they are pretty similar. I think one is at 140 and one is at 150 in terms of miles of per hour wind. I will say this is all preliminary right now because the design of the buildings, the picture that you have is somewhat of a look that we were kind of discussing and kicking around.

Ms. Kramer stated this one is a lot taller; ours would not exceed 12 feet.

Ms. Kassel stated they had different dimensions; it is much smaller, it is considerably smaller than the other proposal.

Mr. Perez stated the other one, Titan Steel, I tried to talk to them about a lean-to, and they were like, so you want the building and then the lean-to on top of it. I said no, we want everything on the 25 by 45 pad. That did not really stick. I should not say pad, but the area.

Ms. Kramer stated the impression I got from looking through the literature of the two companies is, the other company, Titan Steel, is a true steel building. They are typically the bigger buildings. They use the full steel i-beam,s and it is really more of an industrial manufacturing type building than a storage or community maintenance building. Does that make sense?

Ms. Phillips stated yes.

Ms. Kramer stated but the requirement is, we have to meet the County's building codes, and we have to meet the wind loading and the structural design requirements that the County has for hurricane safety. But Eversafe, according to all their literature and what they had on the spec, they meet all that, and they engineer to those.

Mr. Perez stated the design can be whatever we want it to be. This was just a preliminary. We talked about it is going to be 25 feet wide on the side where the roll-up door is at. There would be two roll-up doors. Then the 45-foot long sides is where the lean-to is going to come into play.

Ms. Phillips asked what is the lean-to for?

Mr. Perez stated outside storage, like if you want to put some of the smaller trailers instead of carting them inside, you just back them up there, If you have any pallets, for example, the tractor has attachments. We would put them on a pallet, and leave those under the lean-to so they are out of the elements but not out of the elements, if that makes sense.

Ms. Phillips asked but why not put them inside if it is big enough?

Mr. Perez stated because inside you are going to have the golf carts, you are going to have the CDD truck, and you are going to have the trailer.

Ms. Kramer stated no, we are not going to put the truck in there.

Mr. Perez stated you could.

Ms. Kramer stated you could. But why take up that space for the truck? We have got parking spaces.

Mr. Perez stated I was just thinking for safety reasons and security reasons.

Ms. Kramer stated okay. One of the things that I reached out to Ms. Montagna for, soon after the meeting, and Mr. Perez also, was obviously a fence is going to need to go around this because it is going to be at least a six-foot fence if not a ten-foot fence to protect those assets and that building from being vandalized or from theft. I do not know if the pad that is there is going to be sufficient, number one. I think that is a question and if we are going to have to replace that pad. Then there is the building, there is fencing, there is landscaping, there is all the electrical work that would have to happen. I am wondering, I am guessing that we are talking at least \$100,000, and Ms. Montagna agreed it is at least \$100,000. If we have to spend that much money, maybe we improve the road and keep field services where it is.

Ms. Kramer stated if you improve the road, that is \$250,000 plus we have to actually site plan and permit whatever we put down there. From previous discussions, they are going to need a building similar to this down there. We are right now spending \$500 a month on a trailer that is substandard, at best. I am not sure that the County will allow us to keep a trailer down there. Their discussions have been, no, we need to site plan it, we need to have a permanent building, not a trailer. So we are looking at these costs, anyway.

Mr. Leet stated so the site plan has to happen, regardless.

Ms. Kramer stated right, regardless of where it is in Harmony.

Ms. Kassel stated some site plan in either location.

Mr. Leet stated understood.

Ms. Kramer stated right.

Ms. Kassel stated but we do not know that for sure yet.

Ms. Montagna stated for where it is at now, we do. When I talked to the County when they sent the violation a letter, the violation letter basically says we have to bring all of that back there. In order to keep that back there, we have to bring all of that up to code, which would include the road, the trailer, and I think the storage containers.

Ms. Kramer stated right, there is a prohibition in our PD against storage containers and mobile buildings so the trailer and the storage containers still have to go, and we would have to replace them with something.

Mr. Leet stated right.

Ms. Montagna stated correct.

Mr. Leet stated it seems like it is getting cost competitive. If the pad that is at Buck Lake Park is not sufficient and we have to add to it, then that sounds like that is going to be cost competitive with just doing a new pad on some other CDD property. We already know there is the large added cost of fixing the road that would have to go with using the current storage area. Building cost is going to be the same whether it goes on either location. Utility service, do we have anything back there?

Mr. Perez stated you are currently paying for electricity.

Mr. Leet stated right.

Mr. Perez stated the water would be from the well.

Ms. Kramer stated right. We would have to check and see if they would allow us to use that or whether they are going to require us to bring potable water in.

Mr. Perez stated I do not know.

Ms. Kramer stated we have potable water there.

Mr. Leet stated we want to get all the chips on table.

Ms. Kramer stated right. In either place, we have to have the 10-foot screened fence with landscaping. Not 10-foot, the six-foot screened fencing with landscaping to screen the building from the garden use because the

garden use is considered recreational and quiet and peaceful versus the field services or community maintenance or office. So you are going to have to have basically all those costs no matter where you put it.

Mr. Leet stated yes.

Mr. Hamstra stated this is my topic but since we are talking about this, I wrote down last meeting that the relocated area would be storage and office.

Ms. Montagna stated correct.

Mr. Hamstra stated right now the drawings that Mr. Perez and Mr. Castillo are showing is storage only. So if we are going to have an apples-and-apples comparison, does the new location have to provide a future office?

Mr. Perez stated this picture is just a request for what it is going to look like.

Mr. Hamstra stated I hit the brakes on my project drawings.

Ms. Kramer stated because of the question of the office. Staff is currently getting ready to open operations at Ashley Park pool for the interim, right?

Mr. Castillo stated I am already there.

Ms. Kramer stated you are already there.

Ms. Montagna stated we have to by April 10. That is your next inspection for this violation letter.

Ms. Kassel stated May 10.

Ms. Montagna stated sorry, the first one was April 10, and they extended it to May 10, so we have to have all of that out of there, including the office trailer. The only thing that we are going to have there are the two storage containers. Or do we have three?

Mr. Perez stated two; we are working to get the third out of there.

Ms. Montagna stated two storage containers until we can get somewhere to store them. You all have pretty much everything out of that office, right?

Mr. Castillo stated yes.

Mr. Perez stated the storage container that is currently under lease is empty, and the trailer is by the office.

Ms. Kramer stated what we could do is continue use of the Ashley Park pool office for the time when Mr. Castillo needs to be in the office, which in discussion, Mr. Castillo is a very different manager than we have had in the past. He does not use much office time, from what I am seeing, is that correct?

Mr. Perez stated correct.

Ms. Kramer stated he is more of a hands-on, out-in-the-field-with-the-guys manager, so when he has to do cards and get quotes and things like that, he would still need an office space. But again, he can use the Ashley Park for the interim, and then instead of having a formal office down here, he said to just throw in a desk for him or something that he can write on and keep papers on and stuff. Is that what I have heard?

Mr. Castillo stated yes.

Ms. Kassel asked so why were we thinking of improving? It seems to me it makes most sense to have field services all in one place instead of way up here and way down there. I am not sure why there could not be an office in this building.

Ms. Phillips stated I agree because even though he does it the way he does it, if he needs to do something in the office when he is in the middle of doing something on the golf cart, now he has to get this thing and truck halfway across the community. I think it should all be together personally.

Ms. Kramer stated now that will run this up in cost because you are going to have to insulate a portion of it, put room dividers in. Mr. Hamstra, what else do they have to do?

Ms. Phillips stated that is what we need to look into.

Ms. Kassel stated I think we would have to do that no matter where we are.

Ms. Kramer stated no matter where it goes.

Ms. Kassel stated so that is an additional cost.

Ms. Phillips stated right. Has anyone considered having something stick built?

Ms. Kassel stated that is going to be more expensive. Have we really looked into whether there is any other property in Harmony that we can do this on where we do not have to improve the road?

Ms. Kramer stated give me something else. I have been over it and over it and over it and over it. If you guys can come up with another buildable piece of property, I would love to see it. It breaks my heart to even think of putting it down there. Luckily, we are able to put it down the slope where it will be hidden and out of the way. It will be direct access in and out. It will not be anywhere near the playgrounds or the soccer fields.

Ms. Kassel stated and there is going to be a dumpster.

Ms. Kramer stated there will have to be a dumpster.

Ms. Phillips stated but I still think we did something that looks nicer, yes, I know it would be more expensive, but I think it should all be together. I want to get back to my question here on the lean-to. So if the pad is 25 by 45, is the building going to be 25 by 45 plus a lean-to?

Ms. Montagna stated that is the size of the pad. We want to keep something the size of the pad.

Ms. Phillips stated so having a lean-to really does not save us anything.

Mr. Perez stated not necessarily. One of the things I talked to Eversafe about is, the lean-to in this picture does not help because it shows the lean-to running the entire length of the building. You do not need that necessarily, so if it is a 10-foot lean-to and is 25 feet wide, you have the front of your shop, or the back, whichever, is a little more narrow, and then it kind of makes an L-shape. I can draw a rough drawing, but it would kind of look like this, where this area is your lean-to, and it still fits on the pad.

Ms. Phillips stated I see. We could find a smaller building and then find one of those little ones from Amazon.

Mr. Perez stated that is not going to hold.

Ms. Phillips stated for the office.

Ms. Kramer stated but we cannot do that because we have to meet building codes.

Ms. Phillips stated I know.

Mr. Perez stated this was kind of what Eversafe was looking at, and then again Titan Steel.

Ms. Phillips stated I was just curious if the lean-to was going to extend over the pad.

Mr. Perez stated it should not. Then regarding the fencing, we did not get to that point yet, but I reached out to Chapco who did our dog park fence. They were really engaged up front. I followed up with them three times and have not gotten a price back yet.

Ms. Kassel asked what did you say about the dog park?

Ms. Montagna stated the fencing.

Ms. Kramer stated the Chapco fence. He was following up on that.

Ms. Phillips stated we could do away with one of the dog parks for this.

Mr. Leet asked do we already have a deposit paid?

Mr. Perez stated then I called Straight Line Fence.

Ms. Kramer stated \$800.

Mr. Perez stated we do not.

Ms. Phillips asked why do we need a fence if the CDD building is closed?

Ms. Kassel asked do we not have CDD property across from where the new dog park is? That is where we had talked about the CDD having the dog park, but the engineer got it wrong, not you, Mr. Hamstra, the old engineer got the location wrong. We dodged a bullet there. He got the location wrong, and we have property right there. It is not near anybody's house; it is across from the golf course.

Ms. Kramer stated there is a large telephone easement on that, and also unless the County gives us a permit to do another curb cut, the only access way in would be through the golf maintenance. So we would have to work with the County on that, and we would have to take down some pine trees.

Ms. Kassel stated it would just be a curb cut on the road down to the golf maintenance facility. They do not own the road.

Ms. Kramer stated they own everything from Five Oaks in.

Ms. Kassel stated not the CDD portion. Then we could do a curb cut in the existing road.

Ms. Kramer stated right, off Five Oaks.

Ms. Kassel stated or off the golf maintenance facility.

Mr. Perez stated she is saying off the golf maintenance facility entry road, we could curb cut over there.

Ms. Kramer stated we do not own that road; they do.

Mr. Perez stated the golf course does.

Ms. Kassel asked they own the road?

Ms. Kramer stated yes, that is not a public road.

Ms. Kassel stated there has to be an easement.

Ms. Kramer stated no, it is not a public road.

Mr. Perez stated I will go back to the fence discussion while he is looking at that. I reached out to Straight Line Fencing about the \$8,000 deposit that was put down in 2019. I was told over the phone that I was the fifth person from Harmony that they have spoken to about this, and that the \$8,000 was put down to purchase the material for a project. All the material was purchased and was sitting in his yard, never used. He had to get rid of it because he took a loss. The material apparently was more than the \$8,000, is what he is telling me, and that he came out of pocket to get the rest of it, and it just sat there and began falling apart that he had to get rid of it or he took a loss. From what he is telling me, we do not have a deposit or any fencing left for them to use.

Ms. Kramer stated but he resold it.

Ms. Montagna stated he spoke to the attorney.

Mr. Perez stated he said he spoke to the prior District counsel, as well, about this, and that there was an understanding, is what I was told, that that did not exist anymore.

Ms. Kassel stated that is not the case.

Ms. Kramer stated that is not what was reported to us.

Mr. Perez stated I am just sharing with you what I have. He did provide a proposal for six-foot fencing with slats and without slats for that privacy sliding that goes through the fence. That came in today, and I will go to my email and read it.

Ms. Montagna stated just so you know, Mr. Perez did go over the history of what was reported back to the Board. At that point, the Board appointed Mr. Steve Berube and Mr. Tim Qualls to work with Straight Line Fencing. What was reported to the Board was x, y, and z, and he very clearly told Mr. Perez that is not what was discussed.

Mr. Perez stated he said that was not accurate. It is \$8,500 based on the drawing that I sent over for the non-slatted fence. It would be six-foot, black, commercial-grade, black-coated chain link. If we wanted the slats, it would be \$11,800 for the privacy sliding where they weave the vinyl through it. We could always get wind screens if you wanted to, for privacy, but that is up to you. It was an email; it was not a quote, but I did not get one back from Chapco yet.

Ms. Phillips asked why do we need a fence if we go with a building?

Ms. Kramer stated you have to, the County requires fencing and a visual screen.

Mr. Leet stated setting that aside, looking at that parcel across from the newest dog park, even with that phone easement and even with the slice of it along the road that the golf preserve does own, there is still it like looks like maybe 100 by 80ish feet of just free and clear land that we own. As far as trying to find and strike about the best balance here, I do not know how we can do the road improvement without a special assessment or a bond or something crazy like that with \$250,000. No one is going to like that. If we do it on that area across from the new dog park, do we think it would be worthwhile to talk to the golf preserve about just having access there? Or is there going to be a cost with a curb cut onto Five Oaks?

Ms. Kramer stated I would suggest that we keep everything on our own property. Last time I spoke with the golf folks, there is some thought that they are going to sell that golf maintenance facility because they want to do some other work and move the golf maintenance facility to other property within the golf course.

Ms. Phillips asked how much are they going to sell it for?

Ms. Kramer stated way more than we can afford, trust me. But I did ask them if they do decide to sell to please contact us first. Those are huge buildings. I would love it, trust me.

Mr. Leet stated they are already built.

Ms. Kramer stated yes, they already exist. We would not need a site plan. We would just move in, and we could lease out the other the extra space.

Ms. Phillips stated right.

Ms. Kramer stated but again, that would be a huge special assessment to purchase that one, is my guess.

Ms. Phillips stated but if we could purchase it, we could just keep the part we want and sell the rest.

Ms. Kramer stated we do not know when they are going to want to do that, and we are on a time clock that is ticking heavily at \$250 a day.

Mr. Leet stated to that end, it sounds like there would be a process with the County to get approval for a curb cut for our own access to that property on Five Oaks.

Ms. Kramer stated yes.

Mr. Leet asked do we think we could get relief from the County?

Ms. Kramer asked that we are moving forward?

Mr. Leet stated yes.

Ms. Kramer stated I think they would probably if we are moving forward on an alternative. As long as we are moving forward in good faith on an alternative, where else would we go and what would we do? They cannot just shut us down and continue to fine us, and I do not think they would. Trust me, I would be visiting five County Commissioners and screaming and yelling. As long as we have got a plan and some site plan moving forward, I think they are going to give us the time to get it done and moved.

Ms. Kassel stated sorry, I was just interacting with Mr. Hamstra about the curb cuts and all of that and the parcel that is a potential. That parcel looks like it could be much more appealing alternative than Buck Lake Park.

Mr. Leet stated it opens to a sand trap, so no one is going to be seeing this off their front porch or when they go to the park, except for the new dog park.

Ms. Kramer stated I am telling you, somebody is not going to like it.

Mr. Leet stated sure.

Ms. Kassel stated someone is always going to complain, but at least it is not directly impacting any homeowners' views.

Ms. Phillips stated it is a Victorian building, very nice and cute and pretty.

Ms. Kramer stated I would love it.

Ms. Phillips stated we just need to get some pieces of wood and paint it. Someone can hold the ladder, and I will go up.

Ms. Kramer stated I could, but the problem is, we are a governmental entity, and we cannot get together and build it. Otherwise, I would; we could get together, I could oversee it, and it would be wonderful.

Ms. Phillips asked how big of an issue is the telephone easement?

Ms. Kramer stated if everybody in the audience can keep it down, because it gets really confusing on the audio tape.

Ms. Kassel stated it is a nice little triangle here, so this is the property we are talking about. The new dog park is right here, and this would be the parcel that we are talking about.

Ms. Kramer stated it is basically right before Feathergrass Court.

Ms. Kassel stated it is to the left side of the golf maintenance facility.

Ms. Phillips stated you drive down the road; it is on your left and the dog park is on the right.

Ms. Kassel stated if you turn right from Five Oaks to the golf maintenance facility, the new dog park is on the right and the parcel is on the left. If you are passing on Five Oaks the golf maintenance facility, the dog park is before the golf maintenance facility, and this parcel is right after the golf maintenance facility.

Ms. Phillips stated it sounds great.

Ms. Kramer asked it is higher and drier, right? Than the dog park?

Ms. Kassel stated it is larger in terms of higher ground because that pad down by Buck Lake slopes off. Plus, there would be a dumpster out in the middle of a very nice natural area that would be pretty unsettling.

Ms. Phillips stated we would have painted that.

Ms. Kramer stated you would not have seen that dumpster.

Mr. Leet stated here is the property, so three times the width of the road looks like it is the parcel the golf preserve owns. We own this whole property here, but there is a telephone easement in this corner here, so we would not be able to build up that corner, but that is still 100 feet of width here and probably 70 to 80 of depth. If there are any trees, there are not very many. We could have this area behind the building that would be even farther out of sight.

Ms. Kramer stated the required setbacks, as I recall, are pretty minimal for a community maintenance.

Mr. Leet stated we have got a sidewalk that is going right there.

Ms. Kassel stated but you will have a curb cut.

Mr. Leet stated I understand, just trying to visualize all this. We were talking about it would be helpful to maybe have some kind of floor plan of how much office space and how much storage space we need to have, whether that is including the truck or not and the other vehicles.

Mr. Perez stated if we are fencing it in, I do not think you need the truck inside.

Ms. Kramer stated the only concern I have is that, for our 500-square-foot building, we are only obligated by the County to have one parking space.

Ms. Kassel stated there is street parking there.

Ms. Kramer stated we really need at least five. No, there is not, there is no on-street parking. We are going to need at least five or six parking spaces for staff members' cars and the two trucks.

Mr. Leet stated planning it out, I am not trying to get too much in the weeds here, but that area that is kind of down here seems to be a good fit for that. Or maybe the building is kind of alongside here. Then it is five or six parking slots kind of melting into the building. What is a parking space?

Ms. Kramer stated be careful. It is 12 by 20 feet.

Mr. Leet stated they have to be able to turn in.

Ms. Kramer stated you have to have hammerheads.

Mr. Leet stated yes, that is the site plan.

Ms. Kassel asked do you think that it would be feasible on a parcel that size to have several parking spots, a driveway, and the building the size we are talking about or even a little larger?

Mr. Hamstra stated we can put a couple pieces in and see how they fit.

Mr. Perez asked Mr. Hamstra, will the County require us to do any stormwater retention work for this?

Mr. Hamstra stated possibly.

Ms. Kramer asked yes because it is new for this area?

Mr. Perez stated so you are going to lose some of that development area.

Mr. Hamstra stated we can do that along the linear pond adjacent to the woods.

Ms. Kassel stated we could maybe have a pervious surface for parking.

Mr. Hamstra stated if you want to make a future place for CDD meetings, we will have to look at additional parking.

Ms. Kramer stated I wish we could; that would be handy, but it is not realistic. At this point strategically, because we were hoping to be ready to go in for site plan submission right away, now we are backing up.

Ms. Kassel stated we did not really do anything on Buck Lake except for getting these quotes. Right?

Ms. Kramer stated no, he did design the site for it.

Ms. Montagna stated he did plans.

Mr. Leet stated the building was based on plans for storage only, and then they stopped because he did not have an office. Is that correct?

Ms. Montagna stated no.

Mr. Hamstra stated we got plans that are ready to submit to the County.

Ms. Kassel asked you sent them to the County?

Mr. Hamstra stated no, I held off on this. Issues were flaring, so I stopped.

Ms. Montagna stated but your plans are storage and an office.

Mr. Hamstra stated my plans are storage only but I told Greg to stop because I kept hearing conflicting information on Mr. Castillo's permanent office besides an RV trailer.

Ms. Kramer stated the reason we were able to get so far so fast and would be able to leave this meeting and go ahead and put the final touches on the site plan and get it in is because there is a pre-existing pervious surface that it would be landing on, and there is already parking there, 12 or 14 parking spaces right there. So we would not have to do any paving for parking or any parking design. No stormwater permits would be required, and we already have the ingress and egress. Again, that was one of the attractive things about that location.

Ms. Kassel stated I think those costs, which are probably going to amount to, my guess is \$30,000 or \$40,000.

Ms. Kramer stated yes, at least.

Ms. Kassel stated the trade-off for the \$30,000 or \$40,000 versus a location that is fairly central in the community and not going to affect the look of Buck Lake Park and it is not going to have a negative effect on residents' views, I think it is a good trade-off, personally, but that is just my opinion.

Ms. Phillips stated this is my wish, that we could get input from the community to see what people prefer. What if we do it and have to raise the assessments?

Ms. Kramer stated I think we were hopefully looking at \$19,000 for the building installed and another \$11,000 for the fencing with the screening, that would be \$30,000. Then you need at least \$10,000 for the electric, getting that all working and hooked up even though it is right there. Figure high at \$19,000.

Mr. Perez stated permitting fees and all that.

Ms. Kassel stated landscaping.

Ms. Kramer stated we are talking about probably the high side \$50,000 down at the lake front. Here you are talking a lot more; you are talking \$100,000+ is my guess.

Ms. Kassel asked so you are thinking an extra \$50,000?

Ms. Kramer stated yes. I have not priced concrete lately.

Mr. Leet stated the best-case guess for the lakefront is assuming that we are able to fit exactly within that pad and we do not need any kind of earthwork.

Ms. Kramer stated right, that is the whole attraction and that is what we were looking for, some place that you could land it very economically.

Ms. Phillips asked the point being, do we want to take the cheaper alternative or more affordable, but it is looking to the future of having the maintenance building in its own site, a dedicated site that is just for that, and then who knows what else someone might want to put at the lakefront someday. With that building there, it is going to restrict future plan. Let us say someone else put in another basketball court or pickleball court. There are just so many things that the rest of that could be used for if somebody wanted to.

Ms. Kassel stated it is not just that. There are a number of events that get held at Buck Lake, and that parking area where the pad is now is used for overflow parking a lot, especially when there are events, and it flows out into the street. If we have community maintenance facilities there, then we lose that overflow parking.

Ms. Phillips stated just put five spots and put a sign, No Parking 9:00 to 5:00 or whatever their hours are.

Ms. Kassel stated it is often on weekend days when some of those events are held.

Ms. Phillips stated I do not see that as a big issue. I think we can overcome it.

Ms. Kramer stated the question now, so we can move on because we have got other things we need to take care of is, where does the Board want to go forward on, all things considered?

Mr. Leet stated I think we have said most of it. The only other thing I have not heard is, as far as being a central location, is wear and tear on our gators and the vehicles and everything. The lakefront is close to the boats right there, but everything else, especially anything in the newer neighborhoods, you have to drive that entire length every time versus this is fairly close to where we are now. It is going to be similar. I do not think we are going to be greatly increasing wear and tear on our vehicles if we have to drive from this one end here all the way around for regular maintenance versus having something more centrally located.

Mr. Chokanis stated I think Mr. Leet hit it on the head. I think the area over by the dog park is going to be a way less conspicuous area. I think most of the residents will be a lot more for it compared to the Buck Lake location. I think that is going to really ruin the open environment there that we have in Harmony if we put that there. There will probably be a lot of issues with parking and back and forth with the maintenance folks.

Ms. Kramer stated Mr. Chokanis, we are going to be looking to you to approach this with the water side community. At this point, we need to make a decision of what to move forward on because we do not want to continue wasting engineering time on one parcel if we want to flip to another one.

Mr. Perez asked am I changing anything with the building size?

Ms. Kassel stated I do not think so, but that is a good question. We were going with 25 by 45 because that was the size of the pad.

Mr. Perez stated it is just a two-roll-door building. You are going to put the office in now, so you are going to lose some of the square footage for inside storage. We have the lean-to. Do you want it? Do you not want it? Do we need it? Do we not? I look to you for that.

Ms. Phillips stated I think we should go with as big a building as we can put, because we do not know what our future needs are today, and it is not that much more expensive to add for it to be a little bigger.

Mr. Perez stated I think the other thing with the lean-to and outside storage is, we want to make sure we deal with Brad's chemicals. They should not be stored inside.

Ms. Phillips stated okay.

Ms. Kassel stated gasoline.

Mr. Perez stated we should have a gas cabinet outside, in a flame-proof cabinet. That stuff should be outside.

Mr. Chokanis stated I think we need to lean on you guys to let us know what size office you need, and I would say make your maintenance area as big as possible and try to minimize the office space as much as you can.

Mr. Perez stated the office space probably does not need to be any more than 10 by 10.

Mr. Leet stated question for Mr. Hamstra. Does our building size need have any impact on your remaining work, like site planning? Or is it all out the window with it being a new location?

Mr. Hamstra stated a triangular piece, throw in the setbacks, and then back in what we can squeeze in there.

Mr. Leet stated okay.

Mr. Perez stated so then I can wait till Mr. Hamstra tells me how much room we have to work with, square footage wise, and if that building fits.

Ms. Kassel stated then we really can have CDD meetings there.

Mr. Perez stated you could put in a conference room. It is not a bad idea, though.

Ms. Phillips stated no. I am all for building it.

Mr. Perez stated a conference room with a table and a television that you can put on the wall with Zoom.

Ms. Kassel stated but look at this space. We would need something 20 by 20 alone just for our meetings.

Mr. Leet stated that might be torpedoed with parking spaces, fire, now it is a public space versus an office space.

Ms. Kassel stated right, and parking on the street.

Ms. Kramer stated it brings in all sorts of extras.

Mr. Chokanis stated parking on the side of the road where you have the white lines is always an option. I know that causes issues with traffic, but it is technically legal, right?

Ms. Kramer stated that is a bike lane, not a parking lane, so no. Everyone would get tickets.

Mr. Chokanis stated okay.

Ms. Kramer stated if it was farther down where the parking was, that would be fine.

Ms. Kassel stated there is no parking lane there. It is only a bicycle lane.

Ms. Kramer stated that was one of the things when we put in the dog park we had to assure the County that it was a walk-to-dog park because there was no parking.

Mr. Chokanis stated okay.

Mr. Hamstra stated I will get with Mr. Perez and Mr. Castillo on minimum dimensions for the maintenance and the office, because I have to start somewhere. You told me how many parking spaces we need, minimum, and we can kind of squeeze it in from there.

Ms. Kramer asked can we also go ahead and, once it is finished, do at least the cursory sit down with the County? What is it called, Mr. Hamstra, before you pay the fees and stuff?

Mr. Hamstra stated like a pre-application meeting.

Ms. Kramer stated a pre-application meeting. Is that okay? Because I think we are going to need to do at least that much right away to get them to give us more time where we are.

Ms. Phillips asked who goes to that meeting?

Ms. Kassel stated I can. You can.

Ms. Kramer stated our engineer would.

Ms. Phillips stated okay.

Ms. Kramer stated I do not know that one of us needs to go. Mr. Hamstra, do you need one of us to muddy the water for you?

Mr. Hamstra stated no.

Ms. Kramer stated all right.

Ms. Kassel made a MOTION to approve the engineer to start a conceptual site plan for Tract D for the community maintenance facility and office with pervious parking, adhering to all County requirements, office no bigger than 10-feet by 10-feet, and pre-application meeting with the engineer and Osceola County.

Mr. Leet seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the engineer to start a conceptual site plan for Tract D for the community maintenance facility and office with pervious parking, adhering to all County requirements, office no bigger than 10-feet by 10-feet, and preapplication meeting with the engineer and Osceola County.

iii. Update on Polaris Engine

This item already having been discussed, the next item followed.

iv. Revised Sidewalk Inspection Report

This item already having been discussed, the next item followed.

v. Update on Sidewalk Repair on Primrose Willow Drive

This item already having been discussed, the next item followed.

vi. Discussion of Frontage Fence

This item already having been discussed, the next item followed.

vii. Discussion of Benches

Ms. Kramer stated I wanted to bring up a question about benches. We had, I think it was two or more meetings ago, we moved to have benches put in, one here in the Lakes and one over near Long Pond is what I call it.

Ms. Kassel stated right. Benchmark was going to donate the benches.

Ms. Kramer asked is that moving forward?

Mr. Perez stated yes, Benchmark has already confirmed again. We just have to get benches ordered.

Ms. Montagna asked are they doing one or two?

Mr. Perez stated one.

Ms. Kramer stated I had also had a request from the folks that as you notice the basketball court is getting phenomenal use. The one little bench that they have adjoining the basketball court is always in the sun no matter what time of day and definitely during the evening when they play, and they really have no benches in the shade. There are surrounding benches over at the picnic pavilion, but they are frequently in use by someone, so they had requested one or two benches to be placed in the shade there closer to the basketball court.

Mr. Perez stated but those do not have to be as nice as the one on the road?

Ms. Kramer stated no, we want them to look more like basketball court benches.

Mr. Perez stated so aluminum, gymnasium-style bench.

Ms. Kramer stated yes.

Ms. Kassel stated I am wondering if we can get an inexpensive trash can there because they cannot seem to move their empty bottle from the side of the court to the other side of the pavilion where there is a trash can or up by the road, which is only like 40 feet to the trash can there.

Mr. Perez stated but you do not want riser benches. Do you want just a single flat bench, or do you want almost like aluminum stands like you have at the soccer field?

Ms. Kramer stated it does not need to be that big, but we could depending on the expense.

Ms. Kassel asked what is the cost?

Ms. Kramer stated if it is cheaper to get a small three-level riser, let us put that in for them. If it is cheaper to just get two aluminum benches to put in, let us do that. It would be nice to just take the soccer one and move it down because no one uses it at the soccer field.

Ms. Kassel stated no, they do sometimes.

Ms. Kramer stated not all of us parents sit on the other side in the shade. We do not want to go sit out in that sun because again, that riser is out in the sun almost 24/7.

Mr. Leet stated I would say when they have some of the really small kids and they have leagues there and they have like half of the field being used or something is the only time I can remember that far set of risers being used.

Ms. Kramer stated and that has been years ago.

Mr. Leet stated yes. Does anyone else or any of the other Supervisors have anything for field? I did not take a formal vote on the benches.

Ms. Montagna stated proposals for either a three-level riser or two aluminum benches.

Ms. Phillips asked how about a not to exceed?

Ms. Montagna stated I do not even know what the cost would be.

Ms. Kassel stated I think it is within their budget, but this is to actually put in a new facility.

Ms. Kramer made a MOTION to approve a seating area under the afternoon and evening shade near the basketball court, either aluminum benches or a small three-level riser, whichever is less expensive.
Ms. Kassel seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to a seating area under the afternoon and evening shade near the basketball court, either aluminum benches or a small three-level riser, whichever is less expensive.

Ms. Phillips stated a six-foot-long bench with a back is \$362, I mean that is what I found on a website.

B. District Engineer

i. Site Plan for Community Maintenance Facility Move

This item having been discussed under the Field Manager report, the next item followed.

ii. Quote on Billy’s Trail Culvert Placement

Mr. Hamstra stated I only have two things. One will be lengthy, possibly: Billy’s Trail. Mr. Leet, I gave you a couple of emails. If you are okay with the alignments, I need to get a few survey things located, and we will finalize the plans.

Mr. Leet stated okay.

Ms. Kassel stated we have plans, but we still do not have estimates.

Mr. Hamstra stated the plans are as far as I can take it. Greg needs to have a few things located by the surveyor, primarily the trees at the north end because after we walked, we decided to take a different route than we envisioned a year ago, so I do need to locate a few things. It will not be a lot, but I do have some supplemental surveying to be done. But the plans otherwise are teed up and ready to go. I just need to get the surveyor out there quickly.

Ms. Kramer asked do we have any thoughts about ball park ranges on cost?

Mr. Hamstra stated no, I have not given it to T.J., yet.

Ms. Kramer stated okay. That is just the one culvert? Or two culverts?

Mr. Hamstra stated two: the one at the north end and the one by the wetland.

Ms. Kassel stated I had a question because there were two sets of three question marks at the end near the Billy's Trail property near the end of the CDD property in the documentation that was sent to the County. It was on the last page we received.

Ms. Kramer stated and I have concerns on the second page.

Ms. Kassel stated I wondered what those question marks were about.

Mr. Hamstra stated those are the trees that we want to meander through, so that is why I need to locate the bigger trees. The little ones, we are just going to clear and put the path to it.

Ms. Kassel stated I did not see where there is supposed to be a culvert that links the end of the trail to Billy's Trail proper.

Mr. Hamstra stated because we have to survey the ditch so we know what to pop in there. This is the original Billy's Trail and what it is going to tie into.

Ms. Kramer stated okay, I was confused. Another drawing had our parcel just touching the tip to Billy's Trail.

Ms. Kassel stated and that is the case.

Ms. Kramer stated I guess my question is, when I look at this and this is Billy's Trail but our parcel just touches just by the corner.

Ms. Kassel stated that is what we are talking about, putting a culvert in here where there is a ditch to join this trail to Billy's Trail.

Mr. Leet stated no, this easement is not the trail. The trail is off of our property here.

Ms. Kramer stated okay, that is what I wanted to know.

Mr. Leet stated the alignment of that easement comes straight in, so it is fully facing our property. The ditch is along the side of the trail and really does not run anywhere.

Ms. Kramer stated okay, I know, it is really a dead-end ditch.

Ms. Kassel asked but do not we have to, from the end of our property, create a culvert to cover it over the ditch?

Mr. Leet stated right, to maintain drainage from those houses back there.

Ms. Kassel stated no, to access the trail.

Mr. Hamstra stated yes, there is a swale behind these houses that dumps into the ditch. We are going to go over the ditch with a pipe so we can jump on the current trail.

Ms. Kramer asked but all the work we are doing and the culvert and everything are going to remain on our property?

Mr. Hamstra stated yes.

Ms. Kramer stated okay, that is what I want to be sure of. We get in all kinds of trouble when we start wandering off.

Mr. Leet stated that other easement is the water main.

Mr. Hamstra stated yes. the current Billy's Trail heading to the woods.

Ms. Kramer asked is that a really old water main?

Mr. Hamstra stated that I do not know.

Ms. Kramer stated I do not remember ever seeing when they put it in.

Ms. Kassel stated it may have been put in way before.

iii. C-1 and C-2 Alleys

Ms. Kassel asked have they started monitoring the work?

Ms. Kramer asked the inspector?

Mr. Hamstra stated we have had an inspector out there. I got his daily reports I will give to Ms. Montagna to give to the Board. I have a couple requests, however you wanted to disseminate this. When they mill every surface, it makes a dusty mess. However you want to put that out there, I do not want a ton of social media posts. When you when you mill up the old asphalt, it just makes it complete and utter dust storm. That is number one. Number two, I did not appreciate Mr. Mike Lewis with Waste Management saying, "I am not responsible for curb and gutters." Now the alleyway is 14 feet wide. The average garbage truck is eight feet wide. I cannot tell their guys how to drive out there. If they are going to continue to run over our new curb and gutters, they will break. Garbage trucks are the most destructive trucks on public rights-of-way. They break curbs and gutters, sidewalks, inlet tops. I did not preach at that old social post, so if his guys keep their trucks on the asphalt, the curb and gutters on the ribbon curbs will be fine.

Ms. Montagna stated right.

Ms. Kassel asked is there anything we can do to protect that investment?

Mr. Leet stated bollards.

Ms. Kramer stated that is another option. We have that on the Cupseed alley. We have the nice ribbon curbs, and then right on the corner on the little bit that is left, and the property owners are usually really willing to cooperate, we put some large boulders, and that really does work.

Mr. Hamstra stated because they are high enough to hit the bumper of a car or the truck.

Ms. Kramer stated they really do. Boulders cost, but the wear and tear on them is minimal, and upkeep is non-existent.

Mr. Leet stated they are more aesthetically pleasing.

Ms. Kramer stated and they are really nice looking. The bollards are just ugly. So that is something we can think about. The other thing option is, we did not have this problem when the County waste management was using the smaller trucks, and the only other thing would be to start asking the County to step up and to force them to use smaller trucks.

Mr. Hamstra stated we call it a residential truck. I used to work on one, so it is a lot smaller.

Ms. Kramer stated they would put less wear and tear on our new alleyways and the existing alleyways that we currently have. They require a little more manpower, but they do not have to do double duty. Right now, those huge trucks are having to go down every alleyway twice because they only pick up on inside, and it is just ridiculous wear and tear on our alleyways. So that is the other alternative. Maybe they will get the message if we just put the big boulders out. I do not know.

Ms. Kassel asked should we get some information on boulders then?

Ms. Montagna stated I will tell you, you probably should do something because we had conversations with this gentleman as he inserted himself everywhere. We actually had a conversation with his boss, also, and they have no intentions of changing anything that they are doing. I think he was one of the ones out there measuring the curbs and saying they were not done accurately, and the trucks are going to mess them up because they were

not done properly, which is completely and utterly not true. They do not have any intentions of changing, so you might want to try something.

Ms. Kramer stated let us do that; let us go ahead. We have a place that has those large boulders right here in Saint Cloud.

Mr. Leet asked is it on Old Canoe Creek?

Ms. Kramer stated yes.

Ms. Kassel stated Evers Wood Products.

Ms. Kassel stated they have good products. Let us get some pricing from Evers. I know that the one you are talking about on Cupseed has two sizes of boulders right at the corner.

Ms. Kramer stated right. The homeowners put some nice plants in them and flowers.

Ms. Kassel stated not anymore.

Ms. Kramer stated we can go ahead and look at doing that. The other thing that really keeps the garbage trucks at bay, on the other side of that same curb, the mailbox happens to be located right where that truck takes the turn. I do not really want to put anybody's mail box at risk, so hopefully the boulders will be the best bet to set out there.

Ms. Kassel stated we would need a count in terms of how many.

Ms. Kramer stated yes, and how many locations.

Mr. Hamstra stated I thank you for accepting or being open for that.

Mr. Leet stated we are sorry that happened.

Mr. Hamstra stated no, we are not talking about the first time, and it will not be the last.

Ms. Phillips asked can we put something on the website about reminding people that there is going to be a lot of dust?

Ms. Kramer stated yes, we need to update the dates.

Mr. Leet stated so Mr. Hamstra, if you could just on your way out, I already have something ready to go with May 1 through 5 and anything else we want to put just on the front page.

Mr. Hamstra stated okay.

Ms. Kramer stated probably a note just saying there is going to be an extreme amount of dust or something, just be aware that construction is always dusty.

Ms. Phillips stated if they go out and check their irrigation, then they would not get surprised with big bills.

Ms. Kramer stated also just make a note that if they do have any damage, the sod will be repaired, but if they have any damage to their irrigation system, please contact CDD maintenance.

Ms. Montagna asked whenever they are going out to get quotes for these boulders, where are they looking to put them? The corner of every alleyway on both sides?

Mr. Hamstra stated at least at both ends and a couple in the middle. I would say a minimum of four for each corner, and I do not know how much these cost.

Ms. Kramer asked are they at the ends, or just where we have a T intersection?

Mr. Hamstra stated I do not know when they start to come off the pavement to do the damage.

Ms. Kramer stated the problem is, right there, I wish we could put them, but that is where we have our sidewalk and our ADA ramps and stuff. I would like to put them there, but I think the boulders would probably interfere.

Mr. Hamstra stated they do not have to be exactly what the ribbon curb starts, but at least where they approach the curb.

Ms. Kramer asked so where the ribbon curbs are?

Mr. Hamstra stated yes, that is what I am talking about.

Ms. Kramer stated okay, I thought you meant on the inside.

Mr. Hamstra stated no, I did not want an obstacle

Ms. Phillips stated so wherever the ribbon curbs are at the Ts, is where you are talking about.

Ms. Kramer stated right, wherever the ribbon curbs are.

Ms. Kassel stated on mine, Dan and Cherry's house on the corner, they make a turn there, and they are going to need some on there. And they may also come around this way, so they are going to need some on the CDD property, and the same with the opposite corner because that alleyway has two entrances. So we are going to need some on that people's property, and then also on this side of the CDD.

Ms. Kramer stated I think there are several ribbon curbs right in that alley.

Ms. Kassel stated yes.

Ms. Kramer stated there are a number of them.

Mr. Hamstra stated right.

Ms. Kassel stated now there is the trench drain, which is right on the edge of the alley, and I can imagine them driving over that just cracking it.

Mr. Hamstra stated yes, and I know they made a request. The contractor did not put that in, but I have been out there enough times. That area is always wet next to the park, and I did not want to mill and resurface and we have some chronic ponding again. I know they had contractors that asked if you were sure you want to put it there, but once they pull off the site and are done, it is kind of difficult to get them back out again.

Ms. Kassel stated I do not know what, if anything, we can do to protect that trench drain because it is very exposed. Is there anything we can do? Because people are going to drive on it.

Mr. Hamstra stated you can put a boulder at both ends so they have to make an effort to go around. Again, these roads are 14 feet wide.

Ms. Kramer stated there is plenty of room.

Mr. Hamstra stated there is plenty of room to drive. If you put something in both ends, nobody is going to be driving up 45 miles an hour and be a safety issue. The last thing is, I got a pay request today for number one. We are checking the quantities, Ms. Montagna, before I submit them to you directly, the first pay request for the C-1 and C-2 project.

Ms. Montagna stated okay.

Mr. Hamstra stated they came in today. Greg is going to check the quantities before we have them submitted officially to you with a signed copy.

Ms. Montagna stated so basically if I get it from you, it is signed off on, and I can release payment.

Mr. Hamstra stated yes, Greg signed off, and I will actually sign and date so it is official. Then I can keep all the inspection reports until the end or feed them to you as I get them from the inspector; it is up to you guys how you want to do that.

Ms. Kramer asked what is the summary?

Mr. Hamstra stated he just he takes pictures and daily notes where they are working. One day it says they are pouring concrete in a certain area. Another day they are opening up the trench drain to be installed.

Ms. Kassel stated but we are asking him to not just report on what they are doing but on whether they are doing it well and right.

Mr. Hamstra stated they are doing it right. Some of the forums said somebody measured, a car went over it and it whacked them out, but they put it back in place. I had the inspector go out there and the contractor. They measured six inches wide in numerous places, and they pulled the dirt back and they made it eight inches deep. We are good.

C. District Counsel

i. Ethics Training for Board Members

Mr. Eckert stated just one thing you might know, that it does look like the four hours of mandatory ethics training for all special District Board members, that still is moving through the process, at least the last time I checked earlier this week. Once that goes into place, as soon as it passes this year, we will get with the Board and find the least painful way for you to satisfy that ethics training. Currently, city council people and county commissioners do that through an online program, and then sometimes their actual attorneys will give them that training, as well, if they can get approved for them. I just want to let you know that it is out there.

ii. Discussion of Any Changes to District Counsel Agreement

Mr. Eckert stated the other thing I would just report on is, the activity level for us has really dropped off, which is a great thing. I just wanted to report to the Board, and if there are any questions the Board has, I am happy to answer them.

Ms. Kramer stated the one question I had, in your write-up that you did for the Board, you discussed a different flat fee schedule, but I was not sure if those two flat fees, one for the in-person and one for the Zoom, if those included basically all work except for litigation and bond issues.

Mr. Eckert stated it would be the same carveouts that we had the original agreement, so it would litigation or anything that is not expected. If you said we want to go out and buy another piece of property and we want you to represent us in buying that piece of property, then that would be something that would be extra. Just given the reduced level of activity, I am not so sure that you guys want to make any changes right now, but certainly I am happy to evaluate that with the Board at any time.

Ms. Kassel stated this financial statement ending March 31, 2023, is the first six months of the fiscal year, half the fiscal year. I actually did have a question about this, so we are budgeted for \$60,000, and the first six months, we spent \$56,000, but I did not know whether that includes that \$13,000 that was going to be returned to us or not.

Ms. Montagna stated you will not see that credit back until your May financials.

Ms. Kassel asked so in other words, this \$56,000 should actually \$43,000?

Ms. Montagna stated we are just talking about that deduction, but I do not know what they included.

Ms. Kramer stated in this amount.

Ms. Montagna stated correct.

Ms. Kassel stated but their invoice for this month was, sorry I do not have it right here.

Ms. Kramer stated it was about \$10,000.

Ms. Kassel stated yes.

Ms. Kramer stated but I think that included two months' meetings, if I am not mistaken when I went over it.

Ms. Kassel stated in May, but it is still only half our fiscal year, and we are at this point close.

Ms. Kramer stated to breaking the bank.

Ms. Kassel stated exactly on this particular line item. I am all for minimizing our expenses as much as possible so we do not end up spending.

Ms. Phillips stated I think he resolved a lot of the things that we have going on. There was the property.

Ms. Kramer stated there was the Berube issue.

Ms. Phillips stated right and all of that.

Ms. Kramer stated and Mr. Qualls refusing to give the records.

Ms. Phillips stated the records and there was stuff with the RV lot that costs quite a bit.

Ms. Montagna stated that is what he is talking about now, all that stuff. You got through all your hot issues. Now his stuff is starting to taper off to just normal.

Ms. Phillips stated right.

Ms. Kramer stated we will see how it goes in the next couple of months and where we are at.

Ms. Phillips stated I think we have settled down to a dull roar.

Ms. Kramer stated it would probably be, I do not know. What do you think about possibly not contacting or anything but just a quick glance over our Straight Line Fencing contract to see about the \$8,800 they have been holding for the last four years, if there is any hope.

Mr. Eckert asked you said four years, but is it beyond five years?

Ms. Kramer stated no.

Mr. Eckert asked when the contract would have been made?

Ms. Kramer stated no, it is within that five-year statute.

Mr. Eckert asked is there is there a written agreement or is it an oral agreement?

Ms. Kramer stated it is a written agreement.

Mr. Eckert stated if there is an agreement, I would be happy to take a look at it. I think that would make sense.

Ms. Kramer stated okay, just take a quick look and see if there is any way that we might be able to at least get a little of that money back. I am not sure why this Board did not immediately turn around when they could not get a fencing permit and demand that deposit back, but be it as it may, that is water under the bridge. But if we can hold his feet to the fire or at least get him to give us a significant discount on any future fencing needs, that would be wonderful.

Mr. Eckert stated I understand if the District is going to be doing additional work in the future, sometimes a credit is easier to get than cash, so it is certainly worth looking at.

Ms. Kramer stated okay, thank you.

D. District Manager

i. Update on Website Management, Campus Suite

Ms. Montagna stated I only have two things. I did get an update. I answered the questions that the Board had regarding Campus Suite. The email is in your agenda behind the proposal, and I answered the questions. If that is something you want to move forward with, great. If you do not, Mr. Leet can keep doing it and everybody is right in the world.

Ms. Kassel stated Mr. Leet, you saw that our resident had sent an email.

Mr. Leet stated to be fair, that was a legitimate issue. It is not something I have seen before, but whatever sales flyer they sent, something got messed up with it. I am not sure if it happened on their end or our end.

Ms. Montagna stated it was on our end. It has happened more than just with Campus Suite. There are other things if you have noticed in past agendas. We compress the files because your agendas are so large just with the minutes alone that we have to compress those agendas in order to get them out to you, or we have to send them all WeTransfer. When they compress them, sometimes images and different things get compressed that you do not get to see those. The email that came out was let alone very inaccurate and did not have even the proper information in it, but that was not on Campus Suite. That was because of compression of the agenda, and it is happened on more than one occasion.

Ms. Kassel asked is it possible to put the agenda on Dropbox for our access, or to access on Dropbox, and then send a link to us to for the Dropbox file for the agendas?

Ms. Montagna stated no, what we would do is send it WeTransfer, and then you could download it on your own.

Ms. Kramer stated they have been coming through pretty good, now that we moved over to Microsoft.

Ms. Montagna stated Ms. Kramer did not have a problem with hers. She let it sit, and it came through very clear.

Ms. Kassel stated so my question for you, Mr. Leet, was more about the concerns this resident had with what Campus Suite is offering and whether it has value.

Mr. Leet stated to me, the value is, the issues I see are, and also I am happy to tabled this because we are already at 8:30, but it would be saving me the time in doing the manual updates each month, putting on the new minutes and agendas and everything. We would be buying just a refresh of the website, like right now, it is not very usable on the phone.

Ms. Montagna stated it is not user friendly at all.

Mr. Leet stated right, so it would be more in line and more accessible in that way, and it would be taking me out of the loop of needing to do the OCR and the upload and edit the page and handling all that.

Ms. Montagna stated right.

Mr. Leet stated it is not super expensive.

Ms. Phillips asked how much time does it take you on average?

Mr. Leet stated if it is something short, like I just did the front page updates here during the meeting, but especially when the fiscal year rolls around, you have to change every page. It takes hours, not days of work.

Ms. Phillips stated but still, you have a family, you have a job, and you are on the Board.

Mr. Leet stated right, and in talking to other residents about other things, there is only so much time I can put into the CDD, and this would free that up.

Ms. Phillips stated right.

Mr. Leet stated we are not violation right now.

Ms. Montagna stated correct.

Mr. Leet stated we could stay the course.

Ms. Montagna stated you are not in violation. The only thing this is going to do is, obviously free up Mr. Leet, and when we email something to be posted, it is automatic. It gets posted immediately.

Ms. Kramer stated I need to ask a question about that, a couple of quick things. One, as I was reading it, it says there is a 48-hour turnaround for posting agendas. Is that going to work for us?

Ms. Montagna stated we have never had it in 48 hours. I can show you any report we send.

Ms. Kramer stated okay, but if they are saying it could potentially take 48 hours, we just need to make sure that is not going to be the case. Right now, we need about an hour to turn around or less to get the agendas up, so just a caution there to make sure that is there.

Mr. Leet stated and if it is still Inframark doing the preparation, if there is still this compression issue, then it would still need to be addressed one way or the other, I guess, getting a very large file to them.

Ms. Montagna stated we have never had an issue with them coming back. The onus is on them. Essentially, they keep your website up-to-date, current with ADA compliance. They provide quarterly reporting. So if something was not in compliance, that is on them, not on the District.

Ms. Kramer stated there is a 1,500 page limit for onboarding remediation. All of our stuff is ADA compliant now, so there should not be any remediation, right?

Mr. Leet stated I brought that up. I do not know if that can you know we get consideration for that. We expect the onboarding to be the design of the site and everything, but they do not need to scrub all our seven years of minutes because you know I have already done that.

Ms. Kramer stated they will probably want to look over them. I just want to make sure that there is no chance we are going to meet or exceed the 1,500 pages. We could exceed it if they are going to basically say anything that comes across, even though it does not need remediation because they are touching it, is one of the 1,500 pages, right? So we just need that clarified.

Mr. Leet stated right because our position is that everything that is on there right now is screen readable and ADA compliant. The only thing that needs to be scrubbed would be there new design, and then going forward anything that we send to them.

Ms. Kramer stated that we just need to be sure of. Their email states unlimited page provision in the cost, and but I only saw unlimited remediation, not posting. Page 211 states "PDF documents cost \$1.05 to \$1.75 a page to post."

Ms. Montagna stated it is unlimited posting. What they used to have, which they have taken off probably in the last six months prior to when this first started, they allowed 750 pages annually to be posted to your website for free. That is when a lot of the districts were not expending that extra money, so we just want the agenda page posted, not the full package. In the last six months, they have done away with that, and it was like \$1.05 or something per page over 750 annually. They have done away with that, and it is unlimited.

Ms. Kramer stated okay, we just need to be sure because it is still in their documents that they revised and sent to us.

Ms. Phillips stated but they sent clarification.

Ms. Montagna stated no, it is clarified.

Ms. Phillips stated because I knew that. They sent comments; otherwise, we would not even be looking at that.

Ms. Montagna stated correct.

Ms. Phillips stated you went through this with us before.

Ms. Kassel stated I know it was clear last month.

Ms. Kramer stated I just want to be sure.

Ms. Montagna stated it is stated in there.

Ms. Phillips stated it is going to cost \$3,000 for the first year because we have the \$1,500 to get it up and going, and then it is approximately \$1,500 a year going forward.

Ms. Montagna stated correct.

Ms. Phillips stated so we are looking at \$120 a month.

Ms. Montagna stated they only charge you just one time annually.

Ms. Phillips stated I know but I meant budget wise.

Ms. Kassel stated Mr. Leet, I want to know from you whether you feel this is a good proposal, a good investment, the company is trustworthy, and doing what they promised to do.

Mr. Leet stated I would like to take a look for another month. It is not urgent. If we are going to do anything, having it in place before the fiscal year would be good for me.

Ms. Phillips stated the other thing to keep in mind is if we do pay for one year and we do not like them, we do not have to get them back the following year.

Ms. Montagna asked all right so I can take this off of the agenda?

Mr. Leet stated if we are tabling it, yes.

Ms. Kramer stated put it on next month's agenda.

Mr. Leet stated then I will be done with it, I promise.

Ms. Montagna stated no, it does not bother me. All I do is either send it to you or send it to Campus Suite.

Ms. Kramer stated we are doing our first cut budget, and it will be going out next week or two weeks, but let us go ahead and we will pencil this in.

Ms. Montagna stated I think you may already have \$3,000 in there now for a couple of different things that you would be able to absorb this.

Ms. Kramer stated but I want to be sure. Considering what we deal with, it is a pretty small cost, but I want to be sure it is there if we decide to do it.

Ms. Montagna stated if you have any additional questions, email them to me, and I can email them to him and at least get you the answers before your next meeting.

Ms. Phillips stated then with the large agenda package, if the compression thing is going to continue as a problem, which we did not need the whole brochure for the awning, you could just give us a link. I mean if it was an issue, just give us a link, and we can go to the website and view those things, too. That might solve the issue.

Mr. Hamstra stated I think my plans were a lot, too, if we are going to come up with a different way, because the plans I gave you were huge.

Ms. Phillips stated the color brochures were a lot.

Mr. Leet stated they were ledger size.

Ms. Montagna stated that is typically what happens. It is the stuff that is colored and large.

Ms. Phillips stated most of that is, they are trying to sell us something.

ii. Budget Process

Ms. Montagna stated the last thing I have really quickly is super simple and it is the budget process. We are finalizing some numbers now and putting them in. I will be able to have that out to you all next week to review, and then it will be put into your May agenda, It is going to go into your workshop agenda because we have a workshop at 4:00 the day of your meeting, and then we will go right into the meeting at 6:00.

Mr. Leet stated 4:30.

Ms. Montagna stated whatever it is, I do not know. Whatever it says on there is accurate.

Mr. Leet stated 4:30.

Ms. Montagna stated yes.

Ms. Montagna stated 4:30 is the workshop.

Ms. Kassel asked May 25?

Ms. Phillips stated yes.

Mr. Leet stated same day as the next meeting.

Ms. Montagna stated correct and then we will go into the 6:00 meeting. So you will discuss the budget in the workshop, go into the meeting, and if we do not get it approved in that meeting, you will need to have a special meeting before June 15. Obviously, your goal is not to raise assessments, but we are going to put in realistic numbers that you all can by.

Ms. Kramer stated OUC, like we said, doubled, or fuel. Things are going up astronomically; it is painful.

Ms. Montagna stated right.

Ms. Kramer stated we have to have that budget approved so you guys need to, as soon as you get it, spend some time with it because it is really serious, and get your questions and concerns and comments back to Ms. Montagna as soon as possible. I apologize, I did not catch it. I am not really comfortable with this process of having our only budget workshop within minutes of having to make a final decision. I would rather have our budget workshop the month before.

Ms. Montagna stated I have already started all my budget workshops; we started them in April. You stuck to your same meeting schedule.

Ms. Kramer stated I do not like that. It was fine when the budget was quasi dictated, but now that we want every Supervisor to be heavily involved.

Ms. Phillips stated the one thing that would help be a lot, because I am still struggling to find out what some of these things are. I know a lot of it is we are legally obligated to do certain things, like the invasives, and there are certain things that we cannot cut. It would be helpful to me to know what those things are, so if I am looking at the budget, I will not waste my time sitting there wondering if I can do something about this one.

Ms. Kramer stated set an appointment with Ms. Montagna, and she can even have somebody from accounting.

Ms. Montagna stated I can answer those questions for you.

Ms. Kramer stated you guys can sit down and go over it line by line and get all the information because you guys are new, you, too, Mr. Chokanis. Find out about all these, It takes a lot to understand. I was pretty familiar with it before I got on the Board, but it still took me a lot once I was on the Board to really get more comfortable with the budget process. I am not totally there yet, but more comfortable.

Ms. Phillips stated it is very complicated, and like I said, there are a lot of ins and outs and twists and turns.

Ms. Kramer stated there definitely are, especially with our bond financing and everything.

Ms. Montagna stated I am going to keep your May agenda light, so we will have the workshop, and then you can also go into the meeting and discuss it, as well.

Ms. Phillips stated now we have the Harmony community maintenance facility on the May agenda. Maybe we should just do the website tonight.

SEVENTH ORDER OF BUSINESS

Old Business

A. Code Enforcement Inspection, April 10, 2023

Ms. Kramer stated it is my understanding we have not heard any ramifications, and hopefully we will be working with them to get it further.

Mr. Leet asked do we need to do anything notifying the County that we are moving forward with tract D?

Ms. Montagna stated no, they are going to come back; the next inspection is May 10, so we have to have all that cleared out by May 10.

Mr. Leet stated right away.

Ms. Kramer stated but we are supposed to have the other two containers gone, too, and we will not. So it may be a good idea to reach out to them before he shows up onsite, saying we have got everything out except these two storage containers, but we cannot get those out until we have a place to put the stuff, and this is what we are moving forward with. You see what I am saying?

Ms. Montagna stated yes.

Ms. Kramer stated because if he walks in, it is better to pre-prepare him for what he is going to see.

Ms. Phillips stated I do not know. I think it is easier to ask forgiveness than permission.

Ms. Kramer stated except for code enforcement.

Ms. Montagna stated he is probably going to ask if we are going to leave these there, that we ask for another extension.

Ms. Kassel stated yes.

Ms. Montagna stated I do not know what his timeframe is for that.

Ms. Kramer stated I think we should just ask him for another extension prior to him showing up. He is still going to want to see it.

Ms. Montagna stated he is still coming.

Ms. Kramer stated also last time I was down there, the gate to the RV storage area was not locked. I think every vehicle is out right now, right?

Mr. Castillo stated yes.

Ms. Kramer stated so we should go ahead and get that locked up.

Ms. Montagna stated okay.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Ms. Kassel stated I have one, and we do not have to decide tonight, but I would like the Board to consider footing the cost to create, and could be kiosks like what we have now, trailhead signs on our property on Butterfly Trail and Billy's Trail, verbiage about the length of the trail, maybe a few words about its history, and guidelines like if you bring it in, take it out, please do not leave your garbage there, no vehicles on the trails, and only biking and walking. I do not think it is going to be very expensive to create, to buy those, and install them, but I think that would be an asset to the community.

Ms. Montagna stated the kiosks on Butterfly Trail.

Ms. Kassel stated and Billy's Trail heads, trailhead signs.

Ms. Kramer stated we have a kiosk there on Billy's Trail, but we do not have one on Butterfly Trail.

Ms. Kassel stated we have a kiosk, but we do not have any content about Billy's Trail in that kiosk right now. So we need to put something in there.

Ms. Kramer asked can you put something together?

Ms. Kassel stated yes. I will ask Ms. Montagna to include in the notes that I need to provide some verbiage, and I will talk with my trail people on the Harmony Nature and Animal Committee about what the verbiage should say for those trails.

Ms. Montagna stated yes.

Ms. Kramer stated that would be wonderful.

Mr. Leet stated CDD property by Butterfly Trail, that would have to be on the east side that has the sidewalk.

Ms. Kassel asked the post boxes?

Mr. Leet stated right, because it is just the road, and then there is Harmony Florida Land. CDD only has the property on the east side of the road.

Ms. Kassel asked there is absolutely no property? Do we not own the sidewalks? Is there not a sidewalk right there?

Mr. Leet stated there is a sidewalk on the east side of the road. Okay, we have a ribbon, but it is under trees and all that area that. The area is actually cleared out and you can see as you are walking up Billy's Trail is all road.

Ms. Kramer stated so we need to find a location for it. I was disappointed. I was hoping there would be an offer of land over there so we would be able to do more of this, but unfortunately not. I would request that on the next agenda, we talk about updating our reserve study. I am not at all comfortable with the pricing.

Ms. Kassel stated we never finished.

Ms. Kramer stated I know, yes. My understanding was that they were going to, because they gave us numbers that were pretty crazy inflation, and we said no, you need to give us realistic numbers. I thought they were going to step up and redo it.

Ms. Phillips asked who did we get those numbers from?

Ms. Kassel stated from a company that does reserve studies.

Ms. Phillips stated okay.

Ms. Montagna stated that is all they do.

Ms. Kramer stated it is Florida Reserve Study and Appraisal. Mr. Hamstra, what did he say about updating those numbers?

Mr. Hamstra stated I know he said when we got bids if we would share that information with them. The only bids we got in since they completed that work was the garden road rock, and the milling and resurfacing.

Ms. Kramer stated and the frontage fence.

Mr. Hamstra stated yes, the frontage fence, but I did not know if their contract included for me to keep feeding them information.

Ms. Montagna stated it does not. I got a proposal from them, and I have to see what it actually is. We cannot give them ones and twosies like. When we get a whole collective thing, then we could essentially do that if the Board approves it, but you cannot just keep sending them stuff every time.

Ms. Kramer stated right.

Mr. Leet stated I do believe those three things were in the study for 2023. Correct?

Ms. Montagna stated I do not know.

Ms. Kramer stated I would have to go back. We need to share that study with both Mr. Chokanis and Ms. Phillips. I do not think they have seen it, with the proviso that the numbers are much lower than we are seeing coming in, so understand that. But it will give you a feel for the magnitude of stuff we are responsible for.

Mr. Leet stated C-1 and C-2 was going to be 2022.

Ms. Kramer stated right.

Mr. Leet stated this is all based on that having been done.

Ms. Montagna stated correct.

Mr. Leet stated then for 2023, I think we had the frontage fencing in 2023, and tower painting, basketball court.

Ms. Kramer stated we came under for that. Understand that whatever they are proposing, if it is anything above the \$5,700 for a full update, that is a guaranteed price that we have for it.

Ms. Montagna stated yes. The Board can go ahead and authorize that \$5,700, but again I would not do that unless Mr. Hamstra has a bulk of things to submit.

Ms. Kramer stated yes.

Ms. Kassel stated we will revisit it next month.

Ms. Kramer stated yes.

Ms. Montagna asked do we have to put his proposal on the agenda?

Ms. Kramer stated yes.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Kassel, seconded by Mr. Chokanis, with all in favor, the meeting was adjourned at 8:54 p.m.

Lynn Hayes
Secretary/Assistant Secretary

Teresa Kramer
Chair/Vice Chair