

CARBON

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District (“CDD” or “District”) was held Thursday, March 28, 2024, at 6:00 p.m. at the Jones Model Home, 3285 Songbird Circle, Saint Cloud, FL 34773.

Present and constituting a quorum were:

Mark LeMenager	Chairman
Daniel Leet	Vice Chairman
Lucas Chokanis	Assistant Secretary
Kerul Kassel	Assistant Secretary
Joellyn Phillips (<i>via Zoom</i>)	Assistant Secretary

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

Howard Neal	District Manager, Inframark
Jennifer Goldyn	District Manager, Inframark
Michael Eckert (<i>via Zoom</i>)	District Legal Counsel, Kutak Rock
David Hamstra	District Engineer, Pegasus Engineering
Jorge Baez	Field Services Supervisor, Inframark
Nick Lomasney	Benchmark Landscaping/United Land Service
Leah Popelka	Director of Finance & Accounting, Inframark
Kerry Satterwhite	Area Field Manager, Inframark
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents a recap of the discussions and actions taken at 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**

Mr. LeMenager called the meeting to order at 6:00 p.m.

Mr. LeMenager called the roll and indicated a quorum was present for the meeting.

Ms. Phillips was not present at roll call.

SECOND ORDER OF BUSINESS **Audience Comments**

Mr. LeMenager indicated a three-minute time limit for comments. It is not a question-and-answer period. Residents may email Board members with questions.

Mr. Joe Janeczek commented on Resolution 2024-02 and two names he did not recognize, and requested information on who Mr. Neal and Mr. Stephen Bloom are. He suggested another assessment methodology that should be considered, which is using Osceola County (“County”) home assessments based on values. He asked for clarification regarding work to be done for Blazing Star Lane alley, commented on the prices provided, suggested Mr. Hamstra look at other alternatives, and recommended waiting to do this work for six to 12 months. Regarding the budget process, Mr. Janeczek commented assessments have increased about 43% over the past two years

45 and would like to see an increase at the inflation rate of 3% to 4%. Last year's \$350,000 increase
46 was for the new maintenance facility that was not built and is still available, and another \$350,000
47 this year could go for purchase of the golf facility.

48
49 **THIRD ORDER OF BUSINESS** **Staff Reports**

50 **A. Landscaping: Benchmark Landscaping/United Land Services ("Benchmark")**

51 Mr. Lomasney reviewed work efforts, and discussed items with the Board, including trees are
52 ongoing, and vehicles have impeded some trimming and Benchmark will go back to complete.
53 Leaf cleanup is ongoing, and leaves should be done falling. Crews will aerate turf and address tree
54 rings and flower beds. Tree removals for proposal #81428 approved February 29 were completed
55 this week. Two were done today and the stumps were ground. Annuals are scheduled for May but
56 can be done in April upon consultation with Ms. Kassel as to what is available. Turf is being
57 mowed bi-weekly. Irrigation repairs and inspections continue. Beginning April, mowing will
58 probably begin weekly depending on rainfall.

59 Discussion ensued regarding work to be done in the verges—fertilizing, weeding, resodding—
60 which will begin next week and be complete in April with irrigation reviews and repairs.

61 Ms. Kassel discussed some small diameter trees in the courtyards, which are not included in
62 the proposals below but will be provided at a later date.

63 **i. Proposal #81424 for Tree Removal on Blue Stem**

64 Mr. Lomasney reviewed proposal #81424 for three tree removals on Blue Stem.

65 Mr. Chokanis requested pictures in the proposal. Pictures may have been provided in previous
66 field reports, but it is hard to match with current proposals. Mr. Lomasney will include the proposal
67 numbers on the report. The trees are leaning but do not pose a safety issue over sidewalks.

68 This proposal was tabled.

69 **ii. Proposal #81431 for Tree Elevation Along U.S. Hwy 192**

70 Mr. Lomasney reviewed proposal #81431 for tree elevation along U.S. Hwy 192.

71 Discussion ensued regarding concerns about the fence as well as foliage around the trees that
72 may be impacted by not lifting the trees. The branches are lower than three feet. The right side has
73 a viburnum hedge and bahia sod. The left side has branches a little higher, but it is starting to thin
74 the bahia. Not lifting the branches to allow sunlight might lead to washouts and dead vegetation.
75 Ms. Kassel commented on other landscaping projects and is concerned about spending \$6,000 for
76 this work.

77 Further discussion ensued regarding concerns over having washouts, and branches will scratch
78 vehicles parking near the trees. Mr. Chokanis requested pictures of the trees on both sides. Mr.

79 Leet asked if a number fewer than 16 could be trimmed, and the west side of the west entrance is
80 the priority. Mr. Leet also requested a map or location to be noted on the proposal.

81 The record will reflect Ms. Phillips joined the meeting.

82 **iii. Proposal #87858 for Sycamore Tree Replacement**

83 Mr. Lomasney reviewed proposal #87858 for sycamore tree replacement.

84

85 Ms. Kassel made a MOTION to approve proposal #87858 from
86 Benchmark Landscaping/United Land Service for sycamore tree
87 replacement, in the amount of \$459.13.

88 Mr. Leet seconded the motion.

89

90 Upon VOICE VOTE, with all in favor, unanimous approval was
91 given to proposal #87858 from Benchmark Landscaping/United
92 Land Service for sycamore tree replacement, in the amount of
93 \$459.13.

94

95 **iv. Proposal #87866 for Leaf Removal on Verges**

96 Mr. LeMenager asked what makes up 480 hours to remove the leaves. Mr. Lomasney indicated
97 it would take a month for a whole crew. The leaves would be raked, blown, picked up by hand,
98 and then disposed at the dump. Mr. LeMenager suggested renting an attachment for a mower, but
99 mowers cannot get in due to parking and trees, which is the current situation. Mr. Chokanis
100 clarified the proposal is for collecting leaves on the main boulevards on residential properties.
101 Equipment would only get maybe 30% with the rest done by hand. Ms. Kassel indicated she had
102 ten bags on her property with another ten to go. Mr. Lomasney further clarified they estimated two
103 or three trips to the dump per day. If the Board approves the proposal but it only took three weeks
104 instead of four, those crews could be put to use elsewhere in the community. This would be a one-
105 time cost. Work would begin April 1 and last for a month.

106 After a brief discussion, the Board is not interested in moving forward with this proposal.

107 This proposal has been tabled indefinitely.

108 **v. Miscellaneous**

109 Ms. Kassel mentioned the improvements at Buck Lake Park and Harmony Square are finished.
110 Mr. Lomasney will follow up with Ms. Kassel regarding the irrigation on Harmony Square that
111 was not modified enough for that area.

112 Mr. Lomasney indicated they audited all the pocket parks at the end of last year, and suggested
113 the dog park on Cat Brier Trail be the next priority. Ms. Kassel will discuss further locations and
114 priorities with Mr. Lomasney.

115 Mr. Chokanis expressed thanks for Benchmark’s hard work, and discussed the park at
116 Middlebrook Place cul-de-sac where the grass is destroyed and has ants. Ms. Kassel asked why
117 the grass is destroyed, if it is foot traffic or lack of irrigation. That area is bahia, so it is not irrigated.
118 Ms. Kassel suggested treating it for ants and mulching the area, to which Mr. Chokanis agreed.
119 Mr. Leet asked for clarification of the area to be sure it is the District’s responsibility. Mr.
120 Lomasney indicated they are treating some of the beds, and will target spray to kill massive
121 mounds. He can provide a proposal to use TopChoice at the playgrounds, similar to what was done
122 at Buck Lake Park.

123 Mr. Chokanis commented on the flower beds on Five Oaks Drive at the roundabouts and
124 suggested doing a plastic border around the perimeter to keep the mulch contained, help with weed
125 control, and look cleaner. Mr. Lomasney will provide a proposal.

126 **B. Field Manager: Inframark**

127 **i. Monthly Report**

128 Mr. Baez reviewed the landscaping report and discussed the east tower painting will be done
129 next week, with equipment to be rented.

130 **ii. Pontoon Boat Seats, Boat Console**

131 Discussion ensued regarding proposals received at the meeting for upholstery work on the
132 boats, including seats and a console, and some repairs on the Sun Tracker.

133
134 Ms. Kassel made a MOTION to approve the proposals from J&M
135 Upholstery and Supplies for upholstery work on boat #1 in the
136 amount of \$3,000, boat #2 in the amount of \$800, and boat #4 in the
137 amount of \$350, in the total amount of \$4,150, subject to the
138 materials being marine-grade upholstery.

139 Mr. Leet seconded the motion.

140
141 Discussion ensued regarding the removal fee of \$500 listed on two proposals does not apply,
142 and the vendor said those could be removed.

143
144 Upon VOICE VOTE, with all in favor, unanimous approval was
145 given to the proposals from J&M Upholstery and Supplies for
146 upholstery work on boat #1 in the amount of \$3,000, boat #2 in the
147 amount of \$800, and boat #4 in the amount of \$350, in the total
148 amount of \$4,150, subject to the materials being marine-grade
149 upholstery.

150
151 Discussion ensued regarding the option to reconsider all proposals if J&M Upholstery and
152 Supplies does not provide marine-grade material.

153

154 **iii. Splash Pad and Pools**

155 Mr. Baez provided an update on the splash pad. The motor broke and was replaced with a new
156 one. They added new equipment for the chlorine, but staff still has to empty the tank and clean it.
157 Staff is still looking for a quote for the computer and has contacted several vendors. Ms. Kassel
158 expressed concern over the delay in getting the splash pad operational with summer coming soon,
159 and feels a company as large as Inframark ought to have brought multiple quotes for replacing the
160 computer months ago. Mr. Chokanis asked to be shown how to turn it on and off. The water still
161 will not dance, but it can run several hours a day. Mr. Baez offered to turn it on at 7:00 a.m. Mr.
162 LeMenager and Mr. Leet asked if the splash pad could run continuously, which would lead to
163 higher electricity use, more wear and tear, and nearby neighbors maybe not wanting to hear it
164 running 24/7. Mr. LeMenager suggested doing as Mr. Baez suggested, turning it on at 7:00 a.m.
165 and off when he leaves for the day. Ms. Phillips suggested it can run longer than when field staff
166 leaves and is willing to also learn how to turn it off. Ms. Phillips discussed the fountain in
167 Celebration that had similar issues, and they replaced the system because parts are unavailable.
168 Ms. Kassel is unclear what the issue is with the computer, whether parts are not available or
169 companies do not provide this service.

170 Mr. Leet discussed an issue with the pool being cloudy. Mr. Baez commented it was closed for
171 one day for cleaning. The heater is working fine. Mr. Baez is getting quotes for motors for the
172 Swim Club, which typically last three or four years. Discussion ensued regarding if the motors are
173 still under warranty or have a service contract, which staff will investigate.

174 **C. District Engineer: Pegasus**

175 **i. Final Decision for the Blazing Star Lane Alley Repairs** (*Tracts AC-6 and AC-7*)

176 Mr. Hamstra requested direction for Blazing Star Lane alley repairs and asked if a response
177 was received from Waste Management's insurance carrier about contributing to the cost. Mr. Neal
178 has followed up with them, but no response received. The contractor is willing to hold the bid 30
179 more days, which is today. Mr. Hamstra explained options regarding the bid: deny it, accept it,
180 rebid at a later date.

181 Discussion ensued regarding location of repair, which is at the corner of the intersection. Ms.
182 Kassel asked if there were options other than \$88,000, and Mr. Hamstra explained band-aid
183 solutions that will last maybe a couple weeks. Mr. Leet referenced the reserve study which shows
184 doing that alley in 2026, and suggested it might make more sense cost-wise to do the corner when
185 repaving the alley, which might cost \$600,000 and would absorb the corner. Mr. Leet suggested a
186 short-term band-aid approach for now, and schedule full alley re-mill and overlay in the next two
187 to five years. Mr. Chokanis and Mr. LeMenager agreed with a short-term solution until the alley

188 is scheduled for repaving. Mr. Hamstra will work with Inframark on a quote for repair. The price
189 was below the bidding threshold, so no motion is needed to deny the proposal, and Mr. Hamstra
190 can notify them informally.

191 Ms. Kassel asked why such a large disparity between the engineer’s estimate and contractor’s
192 price. Mr. Hamstra explained the Department of Transportation (“DOT”) provides databases and
193 unit counts, which the engineer adjusts based on the size of the project. Unfortunately, pricing is
194 more of a guessing game, post covid. Mr. Hamstra’s team has a methodology in place and uses the
195 DOT database and recent bids as well as adjustments for small-scale projects and contingencies.
196 Smaller projects have been priced outrageously high. Mr. Chokanis asked if Mr. Hamstra grades
197 various suppliers on how well they do their job and how they bid the work. Mr. Hamstra suggested
198 larger projects with a lot of line items may attract more bidders and allow room to hide their profit.
199 Smaller projects have fewer places for them to hide their profit. Some contractors are too busy so
200 they may decline or guess at a number instead of spending time on a proposal. This work was
201 outside Jr. Davis’s comfort zone.

202 **ii. Lakefront Park Community Maintenance Facility Update**

203 Mr. Hamstra indicated the County reported the District will need to re-establish a new address
204 for electricity, phone land line, and dumpster. While the Board considers the golf course facility
205 option, Mr. Hamstra can continue with the Buck Lake location to get the project submitted and
206 keep it moving.

207 The Board agreed to move both projects in parallel.

208 **iii. Ponds at Middlebrook Place**

209 Mr. Hamstra reviewed the ponds at Middlebrook Place that are on golf course property, which
210 was an issue raised by Mr. Chokanis. Mr. Hamstra reviewed the plat and South Florida Water
211 Management District (“SFWMD”) permit, which show the District is to maintain those ponds. Mr.
212 Hamstra directed Inframark staff to address the north pond with the extensive cattail growth.

213 **iv. Inspections**

214 Mr. Hamstra mentioned he will be performing inspections of the alleys and stormwater ponds,
215 for structure and cattail growth, which will be discussed at the April budget workshop and the
216 priority level and timing to address.

217 **v. Ponds**

218 Ms. Kassel asked if the reserve study addresses a frequency to clean out the ponds, knowing
219 leaves and debris often go down the storm drains. Mr. Hamstra indicated it is more a water quality
220 concern and has nothing to do with flooding. Most communities will go 20 or 25 years before
221 dredging because it is very costly. Ponds average six to eight feet deep, and a bathymetric survey

222 can be done to see how much was compromised, but it is all below the water level. The work done
223 by Element Environmental was debris stuck in the pipe versus accumulation on the pond bottom.
224 Pipes can be blown out every couple years. Mr. Leet referenced a drainage repair allowance in the
225 reserve study and commented the recent clearing of the pipes has worked really well. Ms. Kassel
226 asked if other areas need the same treatment, but Mr. Hamstra has only heard of three areas that
227 flooded: Cat Brier Trail, Five Oaks Drive, and the Estates. The flooding in the Estates was in the
228 backyards. Ms. Kassel noted some of the ponds are 20 years old and asked if the Board needed to
229 start thinking about adding dredging to the reserves. Mr. Hamstra suggested doing a bathymetric
230 survey to see if the ponds have filled up a lot, which can be added to the budget for about \$2,000
231 per pond. Mr. Leet mentioned a pond by Feathergrass that was not dug deep enough. Ms. Kassel
232 discussed Long Pond that is narrow in places and looks like vegetation is thickening up, and she
233 expressed concern it will be clogged in a year or two. Mr. Hamstra will walk around it. Mr.
234 LeMenager indicated Long Pond is extremely deep, but Ms. Kassel indicated not at the pedestrian
235 bridges where it is narrow, which are the problem areas.

236 **D. District Counsel: Kutak Rock**

237 Mr. Eckert reported things have been pretty quiet. He agrees it is wise to start looking at
238 methodologies, and will review once Inframark provides options. One piece of legislation that
239 passed requires all special districts to come up with performance standards, goals and objectives,
240 as well as performance criteria, to figure out if you have met those goals or objectives, and provide
241 a report every year whether or not you have met your goals and objectives. Once the governor
242 signs it, the first one will be due October 2024 and will be an annual requirement. Inframark may
243 have ideas, and Mr. Eckert can assist in that effort if needed.

244 Mr. Leet asked if it is a self assessment, and Mr. Eckert indicated it is internal. The Board will
245 approve the goals and performance measures, and the Board will evaluate if it has met those, with
246 the assistance of the District Manager. Mr. LeMenager suggested Inframark will have a boilerplate
247 that they can apply to most of the districts they manage, which Ms. Goldyn confirmed.

248 Mr. Leet discussed the mandatory ethics training and asked what the deadline is. Ms. Kassel
249 indicated December 31, 2024, which Mr. Eckert confirmed. Mr. LeMenager asked if the
250 requirement had to be met if you are not a Supervisor on December 31. Mr. Eckert indicated the
251 reporting that a Supervisor has met the requirement does not take place until June 2025.

252 **E. District Manager: Inframark**

253 **i. Assessment Methodology Options**

254 This item was discussed immediately following audience comments.

255 Ms. Popelka reviewed the methodology options and history of the current methodology for
256 non-ad valorem assessments. The operation and maintenance (“O&M”) methodology is different
257 than the debt methodology, which is common when areas remain vacant for a period of time. When
258 development begins to build out and transition, the methodology is often re-evaluated. Harmony
259 has developed residential units with a comparable footprint based on product size. The District has
260 flexibility in determining what methodology to use that makes the most sense for the development.
261 The equalized methodology calculates the same assessment for each product type. The most
262 common methodology—equivalent assessment unit (“EAU”)—is used when bonds are issued and
263 is based on front footage, so smaller lots have a lower assessment than larger lots with the rationale
264 that larger lots have a larger footprint and larger impact on the infrastructure. The EAU
265 methodology follows the debt methodology, which has been evaluated by a number of
266 professionals. Other options are available, including trip counts, stormwater runoff, and others.
267 Professionals will then need to be engaged to provide an analysis, and each line item in the budget
268 has to be assigned to a category, which has to be justified annually. Regarding using the assessed
269 value to determine O&M assessments, Ms. Popelka explained cautions in using value as the basis
270 for O&M assessments.

271 Discussion ensued regarding what methodology to use for the future apartment project, and
272 belief that the current residential assessments are fine. Ms. Popelka explained how to apply EAU
273 weighting to derive assessments of a comparable nature. Further discussion ensued regarding
274 equitably assessing apartment units that will result in more use of District facilities. Ms. Kassel
275 explained development and ownership of the apartment buildings, where units are rented by
276 individuals, and the building owned by a company. Future apartments could be treated the same
277 as existing apartments.

278 Mr. Eckert opined assessments should not be levied based on the home’s assessed value
279 because the assessments are based on special benefits that the property receives, and value should
280 not be the predominant factor. Regarding apartment buildings, they receive essentially the same
281 benefits as a townhome or smaller single-family home for recreation costs, but perhaps costs for
282 stormwater management are higher. The District can and should fairly allocate the costs based on
283 benefits received. Mr. Eckert described examples of allocating certain maintenance costs where
284 some are spread equally and others are based on square footage or front footage. Mr. Chokanis
285 asked how to determine what that delta will look like, which will be provided in an assessment
286 methodology and decided upon by the Board, showing the impact of assessments on product types.
287 Ms. Popelka suggested not making the model too complicated, e.g., splitting line items. Staff can

288 evaluate the impacts based on disparity of uses in the community, where residential product types
289 are more uniform.

290 Further discussion ensued regarding the timeframe for the apartments. South Lakes has not
291 submitted a pre-application with the County, but came for a meeting and indicated maybe 2026.
292 The apartments in the front have not been discussed yet but they are moving ahead with planning.

293 **ii. Resolution 2024-07, Designating Officers**

294 Mr. LeMenager read Resolution 2024-07 into the record by title.

295 Ms. Goldyn explained the persons listed on the resolution, including Mr. Neal who is assisting
296 Ms. Angel Montagna. Mr. Bloom heads the Inframark finance team and currently serves as
297 Treasurer.

298
299 Ms. Kassel made a MOTION to approve Resolution 2024-07,
300 designating the following officers: Mr. LeMenager as Chairman;
301 Mr. Leet as Vice Chairman; Ms. Montagna as Secretary; Mr. Bloom
302 as Treasurer; and Mr. Neal, Mr. Chokanis, Ms. Kassel, and Ms.
303 Phillips as Assistant Secretaries.
304 Mr. Leet seconded the motion.

305
306 Upon VOICE VOTE, with all in favor, unanimous approval was
307 given to Resolution 2024-07, designating the following officers: Mr.
308 LeMenager as Chairman; Mr. Leet as Vice Chairman; Ms.
309 Montagna as Secretary; Mr. Bloom as Treasurer; and Mr. Neal, Mr.
310 Chokanis, Ms. Kassel, and Ms. Phillips as Assistant Secretaries.

311 **FOURTH ORDER OF BUSINESS Business Items**

312 **A. School Request to Reserve the Pool for ESE Students**

313 Mr. LeMenager reviewed the request from the high school to reserve the pool for ESE students.
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315
316 Ms. Kassel made a MOTION to approve the event use request
317 from Harmony High School to reserve the pool for ESE students on
318 May 12 from 8:30 a.m. to 1:00 p.m., as presented.
319 Mr. LeMenager seconded the motion.

320
321 Upon VOICE VOTE, with all in favor, unanimous approval was
322 given to the event use request from Harmony High School to reserve
323 the pool for ESE students on May 12 from 8:30 a.m. to 1:00 p.m.,
324 as presented.

325
326 Discussion ensued regarding prior authorization given to the District Manager to approve these
327 requests.

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329 **B. Discussion of Golf Course Maintenance Facility**

330 Mr. LeMenager suggested there might not be much to discuss at the meeting. He spoke with
331 the owner of the golf course yesterday. The appraisal was received late yesterday. Mr. LeMenager
332 asked a few questions of Ms. Montagna and Mr. Eckert yesterday, and more information will be
333 forthcoming in the next couple weeks, including financing options. Mr. Eckert provided several
334 financing options and an opinion on which one he thought was best. Mr. LeMenager will be
335 pushing this issue to move ahead.

336 Ms. Kassel believes the facility is bigger than the District needs, which Mr. LeMenager
337 suggested the extra space can be rented out. Ms. Kassel asked if other districts rent out their
338 facilities. Mr. Eckert reviewed situations where that has occurred, which might result in losing a
339 real estate tax exemption and should be included in the financial analysis if the rented space is
340 being used for a non-governmental purpose. If financing with tax-exempt bonds or notes, renting
341 the space might not be allowed in the bond covenants for that issuance. Mr. Eckert provided the
342 example of a district renting out part of the amenity center to the developer for their sales office.
343 Ms. Kassel indicated the facility would be rented out to the landscaping vendor for equipment and
344 supplies on a permanent basis, possibly the golf course on a temporary or permanent basis, and
345 other uses. Those are concerns for Ms. Kassel, as well as the management of it. Mr. Leet asked if
346 use by the District's landscape vendor would be different than renting to some other third party.
347 Mr. Eckert suggested making that argument to bond counsel. The two issues Mr. Eckert raises are
348 federal tax issues which would not apply if not issuing bonds, and the annual real estate tax issue.
349 The tenant could pay those taxes, and other issues can be resolved.

350 Mr. Leet asked of any restrictions if the District issued bonds for the purchase of the property
351 and generated revenue from the existing RV lot behind it, which bond counsel will have to answer.
352 The District might be able to do that through the recreation power, and if the lot is open to
353 everyone, you could probably resolve that issue. Ms. Goldyn offered to reach out to bond counsel
354 for those answers. Mr. Leet suggested it would be beneficial to rent out the RV lot. Ms. Kassel
355 asked if there is access, which might have to be done for the backside. Mr. Leet indicated they are
356 contiguous, and suggested the PD might have to be modified for a roadway to that site.

357 Mr. LeMenager will be working to provide much more information over the next couple
358 weeks.

359 Ms. Phillips asked if a solution to the tax problem would be if the District purchased the
360 equipment and the landscape vendor rented it from the District. Mr. LeMenager suggested renting
361 the facility to more than just the landscape vendor. Ms. Phillips will schedule a visit the facility.

362 **FIFTH ORDER OF BUSINESS** **Consent Agenda**

363 **A. Minutes for the February 29, 2024, Regular Meeting**

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

366 Ms. Kassel commented on the wonderful job with the minutes. They are not “near verbatim,”
367 but they still capture a fair amount of the discussions and are much shorter.

368 **B. Financial Statements (February 2024)**

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

371 Mr. LeMenager asked why assessment collections from the tax collector are \$344,000 under
372 the prorated budget. Ms. Goldyn indicated Ms. Popelka’s team will research that. Ms. Kassel asked
373 if it was a couple owners or one entity.

374 **C. Check Register #286 (February 2024)**

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

377 Ms. Kassel questioned an invoice for 000 Harmony Square Drive from Toho Water Authority
378 for mid-December to mid-January that was ten times more than the month before, perhaps due to
379 a leak or some other issue. Mr. Lomasney will follow up.

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381 Ms. Kassel made a MOTION to approve the consent agenda, as
382 presented.

383 Mr. Leet seconded the motion.

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385 Upon VOICE VOTE, with all in favor, unanimous approval was
386 given to the consent agenda, as presented.

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389 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**

390 Ms. Kassel asked if the District still needs to purchase a garden shed, and Ms. Marilyn Ash-
391 Mower indicated they do. Ms. Kassel reviewed previous proposals she obtained and requested they
392 be on next month’s agenda, with newer proposals if these have expired.

393 Ms. Kassel discussed previous discussions for Children At Play signs or boulders for some
394 ribbon curbs at alleys, and asked the resolution. Mr. Hamstra indicated clarification needs to be
395 obtained from Waste Management that they will not stop service if boulders are installed because
396 residents indicated they stopped collected trash. Mr. Hamstra will follow-up with Ms. Montagna
397 and Ms. Goldyn. Mr. Neal will follow up regarding Waste Management’s insurance carrier.

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398 Ms. Kassel asked if Garden Road had enough rocks, and Ms. Ash-Mower indicated no. Mr.
399 Baez will order more for next week.

400 Ms. Kassel indicated a picnic table is not in use. The Nature and Animal Committee discussed
401 purchasing a new one, at a cost of \$905 but will use that existing one to put at the entrance to
402 Billy's Trail on District property. Ramps that had been used for one of the mobile buildings that
403 had been trashed will also be utilized on Billy's Trail.

404 Ms. Kassel asked when the next report is coming from SFWMD or Army Corps of Engineers
405 regarding monitoring and maintenance of invasive species. Mr. Hamstra indicated Ms. Katherine
406 Bowman sends a semi-annual or quarterly report to SFWMD. He will follow up with her to see if
407 the District has met the goal of the percentage reduction of Old World Climbing Vine because it
408 is in a conservation area. This will be important for the budget process.

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SEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Kassel, seconded by Mr. Leet, with all in favor, the meeting adjourned at 7:39 p.m.
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Secretary/Assistant Secretary Chairman/Vice Chairman