

# 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, August 29, 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	Assistant Secretary

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

Howard Neal	District Manager, Inframark
Kate John	District Legal Counsel, Kutak Rock
Jorge Baez	Field Services Supervisor, Inframark
Nick Lomasney	Benchmark Landscaping/United Land Service
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.

### **SECOND ORDER OF BUSINESS**                      **Audience Comments**

Mr. LeMenager indicated a three-minute time limit for comments.

Mary, 3831 Songbird Circle, comments were not included in the minutes for the budget hearing.

Debbie, 7450 Oakmark Road, Care of the lawns around the lakes, things are improving.

### **THIRD ORDER OF BUSINESS**                      **Staff Reports**

#### **A. Landscaping: Benchmark Landscaping/United Land Services (“Benchmark”)**

Mr. LeMenager commented on the fine job Benchmark did with an abandoned house and the work they did to clean it up.

Mr. Lomasney reported maintenance has been pretty wet but they have been able to get stuff done. Irrigations issues have been replaced. Mainline repair has been fixed near the fire hydrant. Did fertilizing around Cat Brier. Pallets of sod have been brought in to replace dead sod. Oak trees on Cordgrass are not established to do a big cut, second run will be in the fall to raise them up

44 again. Two trees to be replaced in this area and a proposal will be at the next meeting. Sundrop  
45 street tree to be replaced in September. For the pocket park project – seeing some dying plants in  
46 the pocket parks.

47 Ms. Kassel requested a budget number for doing this from the Board.

48 Mr. Lomasney commented on the sod at the playground on Middlebrook area. Seeding is  
49 recommended. Previous proposal of Bahia sod was reviewed for all the missing sod.

50 Mr. Chokanis commented that the grass needs to be fixed, but the proposal is expensive.

51 Ms. Kassel asked is the irrigation working here.

52 Mr. Lomasney responded that it is.

53 Discussion ensued about seeding and Bahia. See discussion due to price and being cost  
54 effective followed.

55 Ms. Phillips asked how many miles of irrigation in the community?

56 Mr. Lomasney responded that he is unsure.

57 Ms. Kassel asked who is responsible for the trees at Five Oaks Drive in front of the Ashley  
58 Park townhomes?

59 Mr. Lomasney responded that is the homeowner.

60 Ms. Kassel inquired would this be the HOA.

61 Ms. Kassel asked about the trees around the Ashley Park pool.

62 Mr. Leet noted Ashley Park HOA owns the surrounding areas. Discussion ensued.

63 Discussion over signs on Clay Brick Road that state Residents Park Only ensued.

64 Mr. Chokanis asked about the mainline break and how it was caused.

65 Mr. Lomasney explained what happened to the pipe.

66 Discussion over Schoolhouse Road irrigation ensued. Ms. Kassel called the school to see when  
67 it is going to be addressed, Mr. Lomasney contacted the school also.

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## 69 **B. Field Manager: Inframark**

### 70 **i. Monthly Report**

71 Mr. Baez went over the projects that are being worked on. Painting is happening, water  
72 drinking fountain replaced at Buck Lake, Swim Club lattice done, five dog stations replaced,  
73 paver's in Ashley pool are being done, restrooms are being done two times a day to check for  
74 cleanliness, wax rings were replaced in the bathrooms, drained kids pool and tried to remove the  
75 stains, resurfacing maybe needed, all swings throughout the community have been replaced.

76 Ms. Kassel would like to see responses from Inframark like Benchmark does, dates to be  
77 included.

78 Mr. LeMenager commented that the pocket park behind his home, between Schoolhouse and  
79 Beargrass was the staging area for the alleyway and the sod there is dead. This should be in the  
80 Field Inspection Report.

81 Ms. Kassel inquired if Inframark has a sidewalk crew.

82 Mr. Neal responded they do.

83 Ms. Kassel asked if there was any update on the Waste Management claim.

84 Mr. Neal responded that he is still waiting to hear back from them.

85 Ms. Kassel asked if there was any update on the No Commercial Vehicle Parking signs.

86 Mr. Neal responded that the applicable application has been submitted to the County, but they  
87 have not received an update.

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89 **C. District Engineer: Pegasus**

90 **i. Community Maintenance Facility Update**

91 **ii. Safety Ramp Improvements at the Intersection of Clay Brick Road and the High**  
92 **School**

93 Mr. Neal reported Mr. Hamstra was unable to attend due to a conflict.

94 Mr. LeMenager commented that he was not happy with the Engineer sending stuff late, and  
95 that everything is last minute.

96 Ms. Kassel commented on the bathymetric survey and asked how you read it.

97 The following information was emailed to the Supervisors prior to the meeting.

- 98 ➤ Garden Road Storage Shed – we have called and emailed Osceola County repeatedly  
99 to speak with someone about not required a Site Development Plan (SPD) submittal  
100 and only proceed with a Building Permit Application as we were informed originally.  
101 Unfortunately, to be continued.
- 102 ➤ Five Oaks Drive Proposed Maintenance Facility – we have not been able to secure a  
103 proposal from a Civil Engineering company yet to prepare and submit development  
104 plans to Osceola County. We have a few more names to contact and request proposals  
105 for the Board’s approval.
- 106 ➤ The Estates Drainage Improvements – we have completed the construction plans (refer  
107 to first attachment) and have requested PJ Piney with Element Environmental to  
108 provide a quote that can be reviewed by the Board at the September 26<sup>th</sup> CDD meeting.
- 109 ➤ Bathymetric Survey for Ponds P2-2 and P2-3 (refer to the second attachment for a copy  
110 of the Bathymetric Survey).

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

114 **i. Consideration of Agreement with Flock and Related Negotiation Issues**

115 Ms. John provided a Flock agreement status update, background on the agreement and what  
116 was holding it up. Flock did agree with the changes, and it was signed.

117 Discussion over what happened followed.

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119 **ii. Consideration of Resolution 2024-12, Security Access Policy**

120 Ms. John noted the District Manager should be the only one with access.

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On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all 123 in favor, Resolution 2024-12 Security Access Policy
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125 **E. District Manager: Inframark**

126 **i. Arbitrage Rebate Report Capital Improvement Revenue Refunding Bonds, Series  
127 2014**

128 Mr. Neal noted this is for informational purposes. The report indicates that there is no  
129 cumulative rebate requirement liability as of June 29, 2024.

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131 **ii. Arbitrage Rebate Report Capital Improvement Revenue Refunding Bonds, Series  
132 2015**

133 Mr. Neal noted this is for informational purposes. The report indicates that there is no  
134 cumulative rebate requirement liability as of April 27, 2024.

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136 **iii. Consideration of LLS Tax Solutions Inc, Engagement Letter Capital  
137 Improvement Refunding Bonds, Series 2015**

138 Mr. Neal stated this is the engagement letter for the next three years, \$600 per year. The  
139 arbitrage services are to assist in meeting requirements for federal income tax compliance  
140 purposes.

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On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all 143 in favor, the LLS Tax Solutions Inc, Engagement Letter Capital 144 Improvement Refunding Bonds, Series 2015 was approved.
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146 Mr. Neal commented on the meeting schedule and that the October meeting is on the 31st  
147 which is Halloween. It was suggested to move it one week earlier to October 24th.

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On MOTION by Mr. LeMenager and seconded by Ms. Kassel, with 150 all in favor, moving the October 31 <sup>st</sup> meeting to October 24 <sup>th</sup> was 151 approved.
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155 **FOURTH ORDER OF BUSINESS** **Business Items**

156 None.

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158 **FIFTH ORDER OF BUSINESS** **Consent Agenda**

159 **A. Minutes for the July 25, 2024 Regular Meeting**

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

162 **B. Financial Statements (July 2024)**

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

165 **C. Check Register #291 (July 2024)**

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

168 Ms. Kassel commented on user facility revenue being a negative. Access card revenue is so  
169 low, why is this so low. Discussion ensued.

170 Mr. Baez commented that he will take what he has to Celebration right of way for processing.

171 Ms. Kassel commented that Reserve - Other is negative \$59,801, why is this. This needs to be  
172 corrected and revised for the agenda.

173 Mr. Neal will talk to Christian, the accountant, about that.

174 Ms. Phillips commented that she has questions but she we will talk with Christian about them.

175 Mr. LeMenager commented that the District finally got all of our revenue, why did it take so  
176 long. He had one comment on the minutes, that when motioning to approve the budget with a 3.5%  
177 increase, he had thought that Mr. Leet said it specifically. Motion does not include the budget at  
178 3.5%.

179 Ms. John noted the Board can approve the minutes to reflect that change.

180 Mr. Leet commented on the motion and clarified that the issues found on the financials within  
181 the consent agenda and the changes to the minutes are included in the motion Kerul/Dan made.

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183 **D. Ratification of Proposal #116697 from Benchmark Landscaping for 6839 Sundrop –**  
184 **Oak Tree**

185 Mr. Neal noted this is to replace a tree which is scheduled for the second week of September.

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187 **E. Ratification of Proposal #26896 from Complete Access Control O.C. F. Inc for**  
188 **Ashley Pool**

189 Mr. Neal noted this was to fix the access control to Ashley pool.

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On MOTION by Ms. Kassel seconded by Ms. Phillips, with all in 192 favor, the Consent Agenda was approved as amended.
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**SIXTH ORDER OF BUSINESS**                      **Supervisor Requests**

**A. Discussion of Pools (Supervisor Phillips)**

Ms. Phillips noted the pool is not staying as nice as it used to at Swim Club.

Mr. Baez stated EcoLab does the chemicals. Field does the cleaning of it.

Ms. Phillips continued that users should be showering to remove lotions and sunscreen.  
Discussion ensued.

Mr. Leet suggested asking Ecolab and see what is going on and if more chemicals are needed to help with the lotions.

Mr. Leet stated a resident comment about the pond behind Oakmark, Field services could communicate even if nothing is there.

Ms. Kassel addressed plants in the pocket parks that they visited ten months ago, we now have dead plants. Asking the board what they want to approve for pocket park refurbishment work with Mr. Lomasney.

Mr. LeMenager commented that the pocket parks do not get used for anything, they are nice to look at but is this needed.

Mr. Leet stated there is \$45,000 in the budget.

Mr. Neal commented that there is \$5,000 remaining. Discussion ensued over pocket park usage. Resident made a comment about them.

Ms. Kassel asked the Board for a number.

Mr. Chokanis asked about the ramp for safety on Clay Brick Road.

Ms. Phillips asked what the ramp will do.

Mr. Chokanis responded that it would be to prevent kids falling off the curb.

Ms. Phillips stated back to the pocket parks. Discussion ensued over getting a proposal.

Ms. Kassel commented that we could use the line item for Landscape Services - Miscellaneous for field which is \$28,109. Discussion ensued.

Mr. Phillips asked about the ramp again. Discussion followed.

Mr. Chokanis tried to explain the purpose.

A resident commented on Clay Brick Rd and that school kids that are not from Harmony, are parking cars in the area.

Mr. LeMenager commented that this issue is old and is a County issue.

Mr. Chokanis suggested contacting the County. Discussion ensued.

227 **SEVENTH ORDER OF BUSINESS** **Adjournment**

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On MOTION by Mr. LeMenager, seconded by Mr. Chokanis, with all in favor, the meeting adjourned at 7:15 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman